

1992 HOUSING ELEMENT

of the General Plans

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Kings County Regional Planning Agency

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Time Out _____

Kings County Motor Pool

Time In _____

AUTOMOBILE MILEAGE RECORD

DATE 3-19-92	DRIVER John Villeneuve
DEPT. NAME	PLANNING
JOB NO. 2700	VEHICLE NO. 52397

SPEEDOMETER	
END	74543
START	74540
MILEAGE/UNITS	3

Driver's comment on repair needed on Vehicle No. _____

Time Out _____

Kings County Motor Pool

Time In _____

AUTOMOBILE MILEAGE RECORD

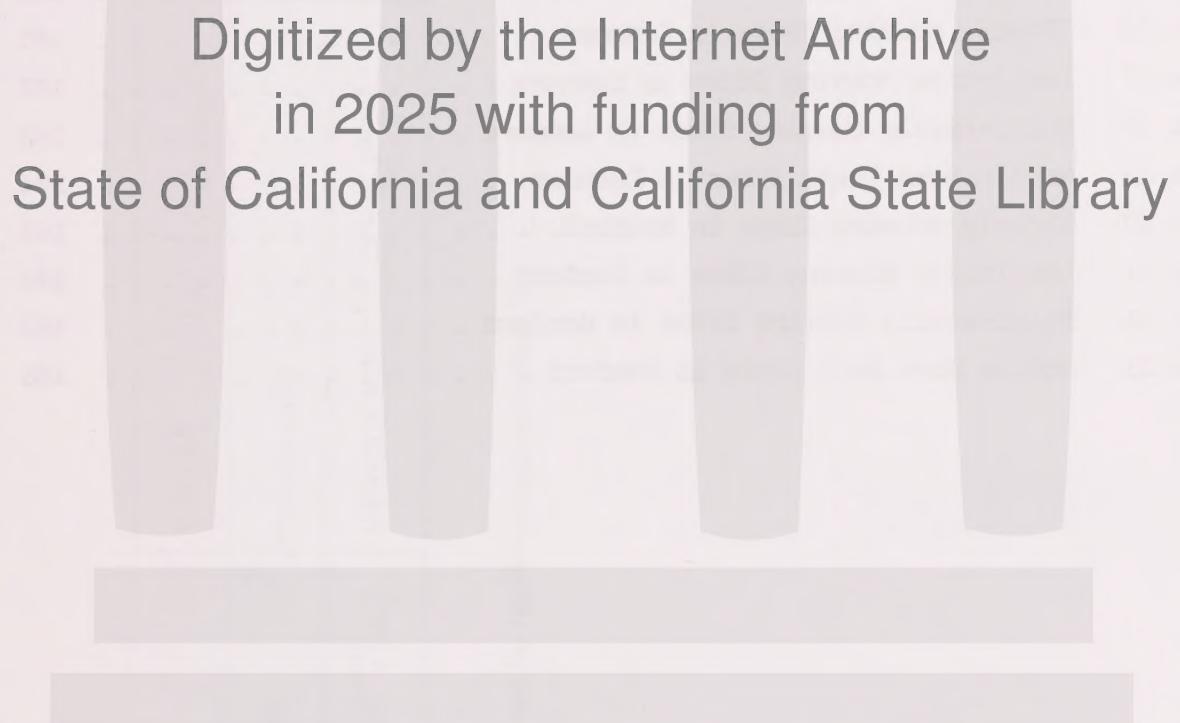
DATE 3-17-92	DRIVER John Vitteneuve
DEPT. NAME PLANNING	
JOB NO. 2700	VEHICLE NO. 52387

SPEEDOMETER	
END	74543
START	74540
MILEAGE/UNITS	3

Driver's comment on repair needed on Vehicle No. _____

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1.0 INTRODUCTION

The Housing Element is one of seven General Plan Elements mandated by the State of California. It is intended to direct residential development and renewal efforts in ways that are consistent with the overall economic and social values of the County and that work towards achievement of the State goal of accommodating the housing needs of Californians at all economic levels. The residential character of the County is to a large extent, dependent upon the variety of its housing units, their location, and their maintenance.

The Housing Element is the County's official response to findings by the State Legislature that availability of decent housing and a suitable living environment for every Californian is a high priority. By identifying local housing needs, adopting appropriate goals and policies, and providing local legislation and programs to meet these needs, local government will be more effective in dealing with the housing needs of its residents.

1.1 AUTHORITY

Section 65580 of the California Government Code contains directives for preparation of local Housing Elements.

HOUSING ELEMENT RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS, ADMINISTRATIVE PRACTICES, AND RELATED PROGRAMS

The Housing Element of the General Plan is only one part of a local jurisdiction's planning program. There are many interrelationships with other program activities which limit, augment, and implement policies and goals of the Housing Element.

State Planning Law

State law requires all local jurisdictions to adopt and maintain a General Plan incorporating a Statement of Development Policies and seven required elements. The law also requires the plan to be internally consistent, to have zoning conformance (except charter cities), and not be amendable at will. Additionally, Section 65300.7 of the law provides that local agencies may prepare their general plans to accommodate local conditions and circumstances, while meeting the law's minimum requirements.

Local General Plans

The General Plan should be comprehensible to the public. To meet this test it should not be long or complicated. It is not intended to present a full array of all the County's programs and conditions and circumstances to fully satisfy a comprehensive understanding by people not reasonably familiar with local and State laws. A local plan will not, typically, identify all linkages in the County's programs and processes which may impact a plan policy or program.

1.2 CONSISTENCY OF THE HOUSING ELEMENT WITH OTHER GENERAL PLAN ELEMENTS

The California Government Code requires that the elements of a general plan be integrated and internally consistent with one another. This section discusses the relationships of the various required elements and describes the parameters they impose on the Housing Element.

Land Use

The Housing Element is most affected by policies contained in the Land Use Element which establish the location, type, intensity, and distributions of land uses. The Land Use Element channels housing into areas determined best suited for residential development. Future new housing construction and the distribution of housing resources will be determined in part by projections of anticipated employment opportunities, the location of employment centers, and the availability of services, as outlined in the Land Use Element. Thus, policies proposed in the Housing Element must be in accordance with those of the Land Use Element; or, if warranted, the Housing Element can recommend changes in Land Use policies. The adopted policies and priorities of both the Housing and Land Use Elements must be carefully balanced to maintain the internal consistency of the General Plan.

Circulation

The Circulation Element designates the general location and scale of existing and proposed transportation routes which support and provide access to the proposed land use designations. Housing Element goals and policies are reflected and in large measure carried out through the Circulation and Land Use Elements. These three documents form the basis for future development in Kings County.

Open Space and Conservation

The Open Space and Conservation elements concern land resources which should be protected from urban and other nonagricultural development. The Environmental Resources Management Element, Phase 2 (ERME-1), outlines areas suitable for development based on natural resource capabilities. Conservation and restricted urban and nonagricultural development policies affect the amount of land available for housing.

Public Safety, Seismic Safety, and Noise

These three elements identify existing and potential environmental and man-made factors which limit the location or type of housing that can be developed. Hazards and nuisances which should be avoided or mitigated in the development and construction of housing ultimately affect housing costs.

Housing

The General Plans of the cities and the County have been or in the process of being updated. This process in conjunction with the Housing Element are quite timely.

1.3 HOUSING ELEMENT ORGANIZATION

Government Code Section 65583 requires the Housing Element to include these basic components:

1. A review of the previous element's goals, policies, programs and objectives to ascertain the effectiveness of each factor and the overall effectiveness of the element. Revise the update based upon the results of the review.
2. An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.
3. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.
4. A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, provision of regulatory concessions, and the utilization of appropriate federal and state financing and subsidy programs when available.

Part I defines the intent of the Housing Element and the relationship of the Element with state directives and other General Plan Elements. Part II reviews the 1991 Housing Element's new construction need with actual development. And a Program by Program review of 1991 element, analyzing why each program worked or did not work. Parts III and IV provide current population, economic, and housing information that serve as a basis for determining current and future housing needs as established in Part V. Part VI provides an inventory of available lands to meet housing needs. Part VII provides a discussion of governmental and non-governmental constraints to providing increased housing. Part VIII sets forth the goals and policies of the Plan and Part IX includes the implementing actions and programs necessary to achieve the goals and objectives.

1.4 PLAN AREA

Two geographic areas are significant for planning purposes.

The land use area is a much larger housing market area of which the County plan is a part. This area, which is one of several housing Market Areas in the County, has been established based upon social-economic linkages that influence the quality and quantity of housing. The 1991 Kings County Regional Housing Needs Determination Plan, should be referred to for a detailed description of the regional market concept.

The Housing Element Plan has been developed with the intent to achieve the following goals.

1. Encourage decent, safe and affordable housing within a satisfying living environment for households of all socioeconomically groups in the County.
2. Develop and balance residential environment with safe and convenient access to employment opportunities, community facilities and adequate service.
3. Continue to be aware of and meet the need of special groups such as the elderly, handicapped and the farmworker population.
4. Ensure adequate sites which can be made available as needed to facilitate the development of a variety of housing.
5. Assist all housing advocacy groups and housing developers groups in the provision of low and moderate income housing.
6. Ensure the minimum amount of governmental constraints to the maintenance improvement and development of housing.

1.5 INTERGOVERNMENTAL COORDINATION AND PUBLIC PARTICIPATION

In developing this Housing Element, Kings Regional Planning Agency sought out a wide range of public comment to assure that housing needs would be addressed. KCRPA specifically sought out advocates for low income people such as Kings Community Action Organization, Proteus, Training and Employment, and social services agencies and invited their comments. KCRPA also incorporated the comments of builders, developers and Realtors. Representative of agencies which built low cost housing were also invited to participate in determining the contents of this Element including the Kings County Housing Authority. In addition, comments made on the previous housing element during the public hearings were incorporated as current program suggestions. Finally, the County coordinated with the planning and community development departments of other cities, counties and the State in order to evaluate workable housing programs.

2.0 EVALUATION OF THE 1984 ELEMENT

In the 1984 Element, some general assumptions were made about future growth and housing.

Assumptions

The new Avenal State Prison will have a significant effect on the unemployment rate, average personal income, and spin-off business activity throughout the County, but probably most markedly in Avenal. The prison will provide about 900 new jobs, about half of which will be filled by local residents and more of which will be filled locally as start up employees return to their permanent posts elsewhere in the State.

Corcoran will continue as an agricultural service center in which income levels will be below those of other incorporated cities.

Hanford will continue to be the County's principal business and governmental center where the average income level will rise with an expected increase in white collar employment opportunities.

Lemoore will continue to be primarily a residential community in which employment opportunities and the relatively high average income level will continue to be related to the nearby Lemoore Naval Air Station.

The numbers of persons employed in agricultural pursuits in rural Kings County and therefore the numbers of persons living there will decline as agriculture becomes increasingly mechanized.

The major findings are revealed in the next pages with analyses and future assumptions to follow.

Affordable Housing Construction and Rehabilitation

In the 1984 Housing Element each jurisdiction in Kings County set housing construction and rehabilitation goals for the upcoming five years. Construction goals ranged from 200 units to 1250 units; rehabilitation goals ranged from 35 units to 477 units. In each case achievement of this goal was stated or understood as being contingent upon availability of state and federal funds.

The following tables outline the total goals of rehabilitation and new units constructed over the five year period. The first table lists the overall achievement followed by a breakdown by income levels followed by a breakdown of compliance by type of programs.

Table 1
Government Constraints
Affordable Housing Construction and Rehabilitation

	In the 1984 Housing Element the jurisdiction's housing goals for the upcoming five years plus were as follows:		Between Jan. 1, 1984 and Dec. 1, 1991, approximate numbers of affordable housing units for sale or rent constructed, rehabilitated, or moved in; and built using public or private money, were as follows:	
	To Be Constructed	To Be Rehabilitated	Actually Constructed	Actually Rehabilitated
Avenal	200	35	300 units	217 units
Corcoran	444	120	310 units	300 units
Hanford	1,250	182	1,810 units	70 units
Lemoore	724	62	862 units	38 units
Kings County	692	477	1,045 units (362 mobilehomes)	41 units
Armona			35 units	1 unit
Kettleman City			50 units	13 units
Stratford			10 units	1 unit

Table 2
Breakdown of Housing Needs Compliance by Programs

Jurisdiction	New Units				Rehabilitation				TOTAL		
	Single Family	Multiple Family	Mobile Homes	HSG Authority	Subtotal	Self Help	FHA	CDBG	Subtotal	Exp. RHN	KCPA
					Exp. Ach.				Exp. Ach.		
Hanford	1,080	480		201-Sec.8 32-HCD 76-202	1,250 1,810			70	182 70	1,420 1,250	1,880
Lemoore	555	284	3	31-208 22-HCD 55-202 130-Sec.8	724 862	38			62 38	684 724	1,010
Corcoran	90	40		60-515 40-202 100-Sec.8	444 310		31	300	120 331	569 464	491
Avenal	110			15-Sec.8 30-202 45-515 35-Multi Fam.	280 200	73	24-504	120	35 217	263 200	344
County	480	118	362	26-Sec.8	692 1,045		2-504	54	477 56	2,882 692	1,101

Review of 1984 Element Existing Program

Described below is an evaluation of the housing programs included in the 1984 Housing Element. On the whole the programs were successful, and viable particularly with regard to rehabilitation and low income housing programs.

Goal 1: Increase housing supply program.

Lot Reduction:

Most of the cities have adopted changes in the minimum building site to 5,000 square feet. This program will be retained as it provides affordable homeownership opportunities by increasing densities and reducing land costs. In addition, all of the cities have been preparing land use inventories so as to identify future parcels for infill. These programs will continue to be active throughout the next element.

Manufactured Homes

The record on building permits show 362 manufactured homes have been built in the unincorporated area since 1984. U.S. Census data on housing unit types indicate that the percentage of manufactured homes is increasing. All zoning ordinances allow mobile homes to be permanently placed on single family and multifamily lots, subject to architectural standards.

Given the increasing reliance on manufactured homes and in order to reduce housing costs, this program will be encouraged and retained.

Goal 2: Housing for all economic segments of the community

Multifamily units: Elderly

Since 1984, all four cities have participated in public private ventures to provide multifamily units for the elderly. In total over 200 new units have been created for elderly and handicapped residents of the County and cities. This program will be retained.

Other low income groups

The other low income groups such as female heads of households, large families and farm workers are difficult to monitor. Their need for affordable housing is being serviced by the Housing Authority through a variety of federal and state programs. It is difficult for the Housing Authority to keep statistics distinguishing various low income groups from each other. Since 1984 the Housing Authority has created 265 new units through the Public Low Rent Housing Program, 55 units through the California Rental Housing Construction Program and an additional 145 units through multifamily bond issues for a total of 465 multifamily units countywide.

Also since 1984 the Housing Authority has provided 253 units through the Federal Section 8 Housing Certificate Program, 223 units through the Deferral Section 8 Voucher Program, 25 units through the State Section 8 Aftercare program for a total of 502 units. All of these units have been made available for low income clients which has included those of all special needs groups. Over the next few years, the Housing Authorities statewide will not be receiving the same amount of federal funds thus reducing their ability to provide affordable housing with the same success as in the past. It is anticipated that the cities will have adopted Redevelopment Plans addressing these needs in order to make up for the potential shortage.

Farm Labor Housing

One of the Housing Authority's multifamily bond project's includes 45 new units countywide. This is probably the unincorporated County's largest need for suitable housing over the next five years and all farmworker housing programs will be retained and pursued.

Goal 3: Remove governmental constraints

Development Incentive

Kings County and the cities have density bonuses available for developers as an inducement to provide low income housing. In addition several planned units developments were approved in Corcoran (81 units) and Lemoore (136 units) since 1984. Both of these programs will be encouraged in the next element.

Housing Financing

The County has initiated a Mortgage Credit Certificate Program in conjunction with the four cities. This program has assisted 20 residents countywide. This program is principally designed for first time homebuyers in the median to moderate income range. This program will be retained.

Housing and Economic Development

Currently the cities are updating their redevelopment plans which will identify their 20% set aside use for housing rehabilitation funding. Cities are also providing capital improvements programming and financing. This program will continue within city redevelopment agencies.

Goal 4: To conserve and improve existing housing

Housing Rehabilitation

Kings County and the cities have had good success in acquiring Community Development Block Grant funds since 1984. As a result 680 units have been rehabilitated countywide since 1984. In the Housing Condition Survey (page 85), 4,840 units are classified as being deteriorated and in need of repair. This means that almost 14% of all

deteriorated housing has been addressed to date through CDBG. Self-Help has also provided assistance to an additional 110 units in Avenal and Lemoore. Due to the need and success of these programs they will continue to be used.

Code Enforcement

Currently only the city of Hanford has a code enforcement officer whereas the other city's and county have vehicle and building abatement programs. While this may be beneficial to the health, and safety of residents, the program displaces many low income households. It is necessary to continue the program but it will be directed towards the absentee landlords who have been negligent with rental properties and can afford to make the appropriate corrections.

Goal 5: Monitor the goals of the Housing Element.

Housing Monitoring Plan

The 1984 Housing Element identified the Housing Monitoring Plan as the best method for reviewing on an annual basis all goals and policies. The intent of the plan was to monitor the attainment of goals in a comprehensive published form for all interested housing advocates to share and discuss. Due to the fiscal shortfalls, City and County Planning Departments have been unable to provide the required staff time to ensure the Monitoring Plan's compilation. In essence, all of the information required to publish the document is available, it merely needs to be compiled into one publication as is being done with the 1992 Housing Element. Clearly the County and cities will continue to encourage that the Monitoring Plan program continue to be encouraged.

Goal 6: Promote equal opportunities for everyone.

The Cities and County continue to advocate and promote fair housing laws and practices and refer all complaints either to an assigned city housing planner, the Housing Authority or the Consumers Protection of Fresno County which handles landlord and tenant grievances. This program will continue to be encouraged.

Energy Conservation and Assistance

Currently only the City of Corcoran has a paint program but the Kings Community Action Organization provides assistance for weatherization. These kinds of programs will be retained and continued using Redevelopment funds in the cities.

The 1984 Housing Element contained goals, policies and proposed actions. Under each goal, one or more policies were established. For each policy, one or more actions were proposed. The following is a status evaluation of the previously established goals and policies.

Goal 1: To ensure adequate provision of sites for housing, Kings County shall:

Policy 1.1: Utilize zoning techniques to encourage the development and availability of housing of suitable location, type, size and price to meet the needs of all county residents.

Action 1.1.1: Review the current zoning of single family lots to determine if smaller lot size would lower costs.

Action Status: Due to the nature of the County's housing being predominantly incidental to agriculture, the issue of encouraging smaller residential lot sizes has been addressed by allowing rural properties to do a parcel split of a minimum of 20 acres to allow for additional housing in rural areas.

Action 1.1.2: Designate an area suitable for farm labor housing and encourage such construction.

Objective: Develop 20 units in Lemoore area and 20 units in the northeast county rural area.

Action Status: At least 40 units have been built and maintained by the Housing Authority in the Kettleman City area for farm labor employees. An additional 5 units have been provided in Armona.

Policy 1.2: Promote orderly growth of housing along public utility lines encouraging in filling of vacant bypassed land within the urban areas in preference to outward expansion.

Action 1.2.1: Study the growth of urban fringe areas and develop a plan that ensures orderly and controlled growth.

Objective: Publication of a plan with recommended changes in county policy where appropriate.

Action Status: In 1988, the Urban Services Area Policy Plan was adopted which essentially identified county and city policies which will promote the orderly growth of Kings County's urban areas by directing new development into incorporated cities where services are

provided. The document identifies specific roles to be assumed by each city and the county in regulating the development of the unincorporated fringe areas.

Goal 2: To assist in the provision of an adequate supply of affordable housing, Kings County shall:

Policy 2.1: Request that the Kings County Housing Authority or other public agencies and private enterprises investigate the feasibility of providing a variety of affordable housing in the County.

Action 2.1.1: Encourage equity sharing in order to provide seed money for the purchase and rehabilitation of vacant land or deteriorated structures.

Objective: Improve a maximum of 40 units of housing stock within the Kings County area.

Action Status: Since 1983, the Kings County Planning Agency has received two Community Development Block Grants in 1984 and 1985 in which 54 homes were rehabilitated essentially bringing them up to the current building codes.

Action 2.1.2: The Housing Authority should operate in two areas; 1) property management; and 2) program development.

Objective: Finish improving 100 units of housing stock within the unincorporated Kings County area.

Action Status: The Housing Authority currently is a property management nonprofit agency. (Kings County Management and Development Corporation) They buy, sell, maintain and even finance property throughout the County. Over 265 new units have been created through the Public Low Rent Housing Program (HUD) and 55 units through the California Rental Housing Construction Program (HUD). In addition, a total of 145 units have been created through multi-family bond issues for a total of 465 units countywide.

Action 2.1.3: Keep the Section 8 housing program strong and viable, expanding it as much as possible to meet immediate housing needs.

Objective: Attempt to assist up to 30 units in Kings County in the current funding cycle, and up to 50 units per year thereafter.

Action Status: Since 1983, the Kings County Housing Authority has created over 253 units through the Fed. Section 8 Housing Certificate Program (HUD) and 223 through the Fed. Section 8 Voucher Program (HCD) as of 1991.

In addition, 26 units have been created through the State Section 8 Aftercare Program (HCD) for a Countywide total of 502. Over a 8 year period this has averaged out to about 62 units per year.

Action 2.1.4: The Housing Authority should continue its orientation program for incoming residents in new public housing developments to acquaint them with their living quarters and install a sense of pride in their neighborhood and community.

Objective: To encourage occupants to maintain their own housing units.

Action Status: Of the 502 units provided through the Section 8 housing program all are rental and are not owned units. The Housing Authority does provide a counseling service to clients on topics such as how to pay rent on time and how to maintain their residences. In the future, property maintenance will be reinforced as a result of a new HUD regulation that will enforce Housing Authorities to provide such assistance.

Policy 2.2 Promote the development and construction of multi-family housing units through the Kings County Housing Authority.

Action 2.1.2: Utilize federally funded technical assistance in housing programs.

Objective: To develop 30-50 units of multi-family housing for low to moderate income families per year.

Action Status: Over 726 multi-family bond issues units have been developed since 1983 with which 20% of the units are held for Low Income families for a total of 145 units. Since 1983, the average number of units created is 18 per year.

Action 2.2.2: Utilize federal and private funds for modifications necessary to make units accessible and suitable for the physically disabled.

Objective: To modify 5% of any new housing units built by the Housing Authority to make them accessible to the physically disabled.

Action Status: The Housing Authority is involved in providing units for the disabled. As a minimum 5% of all units have to be physically accessible and depending on the nature of the clients needs it is often more than that.

Policy 2.3: Encourage the use of manufactured housing.

Action 2.3.1: Provide adequate public information so that factory build housing units such as mobile homes will not be discriminated against by the occupants of conventional housing.

Objective: Publish a letter indicating that factory build housing units are legal in County unincorporated areas.

Action Status: Factory built housing units are legal in the County and total of 362 new units (mobile-homes) have been installed throughout the unincorporated county since 1983.

Policy 2.4: Investigate ways to locate and design affordable units so that they are compatible with their surroundings.

Action 2.4.1: Encourage and assist sponsoring groups who demonstrate expert management skills to undertake minimum and moderate size rehabilitation program.

Objective: Rehabilitation of up to 20 units of existing housing stock.

Action Status: Over 54 units have been rehabilitated in Kings County since 1983 using Community Development Block Grant funds from grants received in 1984 and 1985.

Action 2.4.2: Encourage the use of PUD to add flexibility to land utilization and increase the potential for a variety of housing types.

Objective: To lower consumer housing costs by offering the PUD alternative to developers.

Action Status: No PUD developments have been built or proposed in the unincorporated County but well over 118 new multiple units have been constructed since 1983. This has included both duplexes and triplexes. Any PUD's have however been developed in the city areas which have been identified accordingly.

Goal 3: In order to address and if appropriate remove governmental constraints to the maintenance, improvement, and development of housing, Kings County shall:

Policy 3.1: Encourage energy efficient houses by distributing the latest technical information upon request.

Action 3.1.1: Review and distribute information on new energy codes; determine their applicability to the county; and monitor the building industry to make better use of energy conservation techniques.

Objective: Publish and distribute to the public current information on energy efficient housing and new energy codes.

Action Status: Currently the Kings County Building Inspection Department has been in the process of preparing a publication consisting of building codes which are pertinent to the type of construction that exists in our County. The publication will focus on streamlining the various state codes (UBC, Title 24) to better reflect the type of building activity that is occurring countywide. Since Kings County unincorporated area's construction is predominately of a rural nature, housing tends to be incidental and as a result of agriculture; single family units, mobile homes, and dairies as opposed to more sophisticated urban architecture such as highrise apartments.

Action 3.1.2: Distribute a set of working drawings for an affordable house which is federally mortgageable and solar efficient.

Objective: To make low cost plans for energy efficient housing available to public.

Action Status: Currently the Kings County Building Department has on file 6 sets of plans for single family homes with affordability in mind. They have been used for Community Development Block Grant clients and are available for County residents who may need some assistance. These plans vary from one bedroom 640 square foot homes to a 890 square foot 3 bedroom plan. They are available at no cost.

Policy 3.2: Survey neighborhoods on a periodic basis to assess the condition of public improvements, and incorporate the information for capital outlay and assistance programs.

Action 3.2.1: Continue to aggressively use the CDBG program in areas having basic housing needs.

Objective: To eliminate health hazards and preserve up to 15 units of existing housing stock per year.

Action Status: In the last year Kings County with the help of a CDBG Technical Assistance Grant has completed a Countywide Housing Condition Survey. As a result of this survey, the County has been able to identify future target areas for CDBG funding. The County has not received funding since 1985 and as a result 54 homes were rehabilitate since 1983 for an average of 6 a year to this date. It is anticipated that by better identifying areas most in need of rehabilitation, the County will be more successful in securing funding in the future.

Action 3.2.2: Prioritize rehabilitation areas for CDBG funds.

Objective: To adopt the Housing and Community Development plan for Kings County which will attempt to assure that Block Grant funds are distributed to areas of most severe need.

Action Status: The housing condition survey completed in 1991 using a CDBG Technical Assistance has enabled to County to better identify future target areas for CDBG funding. The last study of this type was only completed in 1983.

Action 3.2.3: Arrange study sessions with the Housing Authority, Self-Help groups, county officials and residents on the issue of low income housing projects and cooperation between all groups.

Objective: Eliminate duplication of efforts to provide low income housing.

Action Status: Over the last few years the various housing providers in the county have been trying to better coordinate housing programs and have attempted to direct them to the appropriate agencies. In the past the County Planning Department has provided programs for low income clients and rehabilitation of homes. The county has been encouraging low income programs to be provided by the Housing Authority. The county has been concentrating on providing programs to meet the needs of

the Median to Moderate Income as evidenced in the County's Mortgage Credit Certificate Program which has created 5 new units. The Housing Authority has taken on the role of property management to better provide service to low income clients. The only other programs which have been available in the County (cities of Avenal and Corcoran) is the Self-Help housing program. As a result it is anticipated that the Housing Authority may take over the CDBG program and thus continue to provide and monitor housing development for low income.

Policy 3.3: Continue to encourage participation in available federal and state housing assistance programs to meet the needs of the community.

Action 3.3.1: Inform developers about current housing programs offered to meet the needs of the County's existing and future residents, especially those of low income.

Objective: Publicize the availability to private enterprise of various federal and state housing programs.

Action Status: The Housing Authority has been very active in property management and as a result now act as a nonprofit and property management who also apply for state and federal funds. In addition they can now have better control to provide and monitor low income housing due to the ability to purchase and manage property. However, they develop public-private partnerships in order to maintain low income housing availability. The Housing Authority in a sense does compete with the private developers in bidding on projects and in applying for state and federal funds. The information that is made available from the Builders Exchange and from the various government programs is made accessible to both private, public and nonprofit agencies.

Goal 4: To conserve and improve the condition of existing housing and neighborhoods, Kings County shall:

Policy 4.1: Encourage programs of housing conservation and rehabilitation in deteriorating areas.

Action 4.1.1: Pursue available state and federal funding for the rehabilitation of low income housing in deteriorated rural areas.

Objective: To rehabilitate up to 25 units.

Action Status: Kings County Planning Agency has actively pursued CDBG rehabilitation programs by applying for funds on an annual basis. As a result since 1983, 54 units have been rehabilitated throughout the unincorporated county.

Action 4.1.2: Provide ongoing guidance and technical assistance to renters and homeowners seeking to upgrade their homes.

Objective: To assist households upon request.

Action Status: Kings County Planning Agency keeps an active list of low income residents who qualify for the CDBG program. Applications are processed as funding is available. The Housing Authority also maintains an active waiting lists for all of their programs.

Action 4.1.3: Encourage private enterprise and experienced construction companies to use their resources, management skills and expertise or demonstration programs in rehabilitation areas.

Objective: To rehabilitate approximately 15 units low income housing per year.

Action Status: Kings County has rehabilitated 54 units since 1983 for an average of 6 per year, this considering that the last funds received from HCD were in 1985.

Policy 4.2: Encourage programs of community infrastructure construction, repair or modernization.

Action 4.2.1: Continue to utilize state and federal funds for the improvement of water and sewage facilities in rural areas. Continue to use county funds to seek state and federal funds.

Objective: Eliminate health hazards; complete community sewer and water systems in fringe areas of Hanford, Lemoore and Armona.

Action Status: The Kings County Planning Agency had received grants from 1979 to 1983 to provide water and sewer facilities to all remaining urban fringe unincorporated areas. Recently, the unincorporated (Community Service District (CSD)) of Armona received a grant of \$684,000 from the Economic Development Administration Co. to expand their sewer and water capacity.

Policy 4.3: Pursue a street building code enforcement program to bring substandard structures up to standard.

Action 4.3.1: Continue Block Grant program which combines free compliance inspection with loans to families, willing to rehabilitate their homes.

Objective: Eliminate health and safety hazards in up to 25 units per year.

Action Status: As a result of the 54 units that have been rehabilitated through various CDBG programs, at least 30 of those units were considered to be serious health and safety hazards. In addition, the building department has an abatement program, which has enforced the rehabilitation of at least 25 units per year.

Action 4.3.2: Require removal or correction of structures which are a threat to health and safety.

Objective: Remove or bring up to standard at least 10 condemned structures per year.

Action Status: The Kings County Building Department through their abatement program has on average posted and condemned 50 units per year since 1983. An abated property as determined locally refers to any structure or component thereof which as a result of its deterioration may cause a health and safety and or structure hazard. A list is mailed to the legal owner of the property detailing items required to bring the structure up to health and safety codes. On average, about 25 units annually are repaired. In conjunction with the Human Service Department loans of up to \$1,500 can be made to assist homeowners in repairing their homes. Since 1983 about 8 units have been preserved.

Policy 4.4: Preserve housing affordability by preventing speculation on county assisted housing units.

Action 4.4.1: Continue arrangement whereby landlords receiving CDBG assistance sign 5 year rent limitation agreements.

Objective: Approximately 5 units covered representing number of rental units covered in the CDBG program.

Action Status: Approximately of the 54 units which have been rehabilitated through CDBG since 1983, 10 are rental properties. They all have 5 year rent limitation agreements and thus ensure additional low income rental units to the residents of Kings County.

Goal 5: To ensure the implementation of the housing element and to monitor its progress toward the attainment of housing goals, Kings County shall:

Policy 5.1: Review the County's General Plan to ensure that:

1. Neighborhoods are preserved for residential activities.
2. Sufficient amounts of lands are available and protected for all types of residential development.
3. All urban development occurs in areas designated as urban.
4. All elements of the General Plan are consistent.

Objective: Incorporate Housing Element policies into day to day planning, zoning and building decisions.

Action Status: Currently, the Kings County Planning Department is in the process of updating their General Plan. It is being prepared in conjunction with other elements to ensure compatibility between land use proposals and land use availability. The plan's essential policies are to; 1) encourage the preservation of agricultural land; 2) promote growth to urban areas where services exist.

Overall the plan will not only regulate but also direct the nature of zoning and building activity that can occur in the County. The cities are also in the process of updating their general plans.

Goal 6: To ensure adequate housing opportunities for all social and economic segments, Kings County shall:

Policy 6: Support actions that expand housing opportunities for elderly, handicapped, minority and lower income residents.

Action 6.1.1: Pursue programs to assist poor and elderly residents where housing is structurally sound but suffers from superficial deterioration.

Objective: Assist up to 75 housing units per year.

The Kings Housing Authority has provided over 1,000 units for low income housing. Over 60 units have been created by private developers for the elderly through the 202 program. In addition, Kings Community Action has provided 5 units for the homeless in the last year for a total of 42 residents. These units include 3 transitional shelters, one battered women's shelter and a men's shelter. The Salvation Army also has created one unit for 6 male residents. All of these units are for relatively long term occupancy therefore should be considered permanent in nature.

Action 6.1.2: Pursue programs to assist in developing housing for farm workers and their families using federal, state and local funding.

Objective: Develop 20 units in Lemoore area, 20 units in northeast county rural area.

Action Status: At least 40 units have been built and maintained by the Kings County Housing Authority in the Kettleman City area for farm labor employees. An additional 5 units have been build in Armona. Also, Proteus Training and Development has provided rental subsidies to over 15 farm labor families while in transition or who are on waiting lists for permanent housing.

Action 6.1.3: Maintain a directory of housing accessible to handicapped persons, and provide a referral service.

Objective: Keep a current index of local landlords with handicapped units available.

Action Status: All agencies involved in housing provide lists of services provided. A single list which will include all agencies and their services is currently available from the Kings/Tulare area on Aging Commission and is updated on an ongoing basis.

Action 6.1.4: Promote housing sites for the elderly and handicapped which are near transportation lines, provide security, and which provide access to medical services.

Objective: Develop proper sites for elderly and handicapped housing. Promote and advocate senior services.

Action Status: The Kings Rehabilitation Center owns and operates 4 units for the handicapped. In addition, they own and operate 4 homes servicing a total of 24 handicapped residents. A directory is available from the Kings Area Commission on Aging providing information on housing options in the county.

Action 6.1.5: Use density bonuses to reduce per unit land costs in development for low and moderate income families.

Objective: In review process, offer density bonuses to developers submitting tract maps.

Action Status: Kings County has not as yet adopted a Density Bonus Ordinance, but is prepared to accept a low income housing development project and to work with it accordingly.

Action 6.1.6: Support programs which direct grants to local sponsors for providing housing counseling to low and moderate income households.

Objective: To offer counseling to low and moderate income families.

Action Status: A variety of Social Service agencies currently provide counseling to clients. In the future the local Housing Authorities will be required to provide counseling services in conjunction with various funded HUD programs.

Action 6.1.7: The County will designate and publicize an agency to provide information on fair housing laws and refer complaints of housing discrimination to the appropriate state or federal agencies.

Objective: To assure that housing related grievances are redressed.

Action Status: The most appropriate body to file grievances regarding housing issues is at the Consumers Protection of Fresno County. They accept grievances and complaints filed by tenants against landlords and so on. There is also a Rental Housing Agency which provides legal counsel through their Small Claims Advisory Program.

Also, the Department of Fair Employment and Office is located in Fresno.

POLICIES AND PROGRAMS/AVENAL

Goal 1: To ensure provision of adequate sites for housing, the City of Avenal shall:

Policy 1.1: Encourage the use of existing vacant parcels for housing.

Action 1.1.1: Continue to offer incentives such as low minimum lot size to developers, in order to make the most efficient use of existing public improvements.

Objective: Develop up to 10 vacant parcels per year.

Action Status: Since 1984, the City has promoted the development of existing vacant parcels for housing and worked with developers on trying to achieve that goal.

Although development of vacant parcels has been slow, it has been consistent and a priority for the organized growth of the urban area of Avenal.

Policy 1.2: Provide addition areas for higher density development in Avenal, as needed.

Action 1.2.1: Rezone, as needed, any areas zoned residential in the General Plan in order to encourage higher density, therefore more affordable, housing development.

Objective: To provide up to 40 units of multi-family housing per year.

Action Status: Through Zoning Ordinance amendments, areas have been rezoned to accommodate Multi-Family Residential, higher-density development. Since 1984, a total of 268 multi-family units have been developed.

Policy 1.3: Provide adequate community services.

Action 1.3.1: Make application for funding from appropriate state and federal agencies for further development of the city water, drainage and sewer system, as needed.

Objective: Require each developer to pay for improving the delivery of public services, as needed.

Action Status: With the development of the new State Prison Facility, a new water plant and wastewater

treatment plan were constructed. The \$14 million dollar project was constructed by the State of California with the City's portion of the cost at \$980,000. The City's portion was financed by an FMHA Water and Sewer Loan.

Through the 1987 Street Improvement Project drainage is being addressed by the installation of curbs, gutters and sidewalks throughout the City. The improvements are being financed by the Avenal Redevelopment Agency and an Assessment District.

Goal 2: To ensure the provision of an adequate supply of affordable housing the city of Avenal shall:

Policy 2.1: Promote the development of new housing units for all income levels.

Action 2.1.1: Encourage the development of appropriately located higher density housing units throughout the city by using such incentives as small lot sizes and flexible density requirements in multi-family developments.

Objective: Encourage the development of the maximum allowable number of high density, affordable housing units, up to a maximum of 1,500 square feet per unit.

Action Status: The City has continually encouraged the development of higher-density, affordable housing units in appropriately zoned areas. The City encourages such development, but also considered are surrounding properties and available open-space for each development. Also, the Housing Authority helped to create 45 units with a Multiple Family Bond.

Action 2.1.2: Publicize the availability of such housing assistance programs as Self-Help Enterprises; Proteus, Inc.; Kings Community Action Organization; and the Housing Authority. Provide information, consultation and referral services to such organizations as necessary.

Objective: To encourage the development of affordable housing by publicizing the availability of housing assistance programs through the distribution of notices, news releases and other means. Refer prospective homeowners to these agencies and organizations.

Action Status: The City has actively publicized housing assistance programs and provided information and made referrals to those organizations to encourage the development of affordable housing within the City of Avenal.

Action 2.1.3: Continue the housing policy which permits factory built housing units, such as modular homes and mobile homes on wheels, to be approved as standard housing stock, in order to encourage neighborhood infill and to encourage the use of affordable housing.

Objective: To encourage neighborhood infill; and to encourage the use of affordable housing stock.

Action Status: The housing policy which permits factory-built housing units to encourage the use of affordable housing within the City is still a viable policy. There are approximately 110 mobile homes and modular units within the urban area. The installation of units has been primarily on vacant infill properties within the City.

Policy 2.2: Encourage the expansion of existing housing assistance programs using federal and state funds.

Action 2.2.1: Continue to participate in housing assistance programs such as the housing rehabilitation program offered by Self-Help Enterprises.

Objective: Depending on the availability of funding and on the degree of public participation, maintain the existing housing stock at the rate of approximately 25 units per year.

Action Status: In 1983, the City of Avenal successfully received its first Community Development Block Grant and has had a successful, ongoing program since that time. Self-Help Enterprises along with the City implemented the program and to date, 108 dwelling units have been remodeled or constructed and completed.

Action 2.2.2: Provide consultation to such organizations as Kings Community Action Organization; Proteus; Self-Help Enterprises, Inc.; and the Housing Authority in directing their efforts to areas of need in Avenal, in order to improve communication between housing providers and to increase the availability of affordable housing.

Objective: To conserve affordable housing by gaining assistance in upgrading up to 25 units community housing per year.

Action Status: The City has made every effort to conserve the affordable housing through assistance programs such as the CDBG program which, to date, over 100 dwelling units have been upgraded. Also, Westview Project has 45 units of multi-family housing created by the Housing Authority.

Action 2.2.3: Work with the Housing Authority to seek funding for adequate farmworker housing.

Objective: Encourage the Housing Authority to build approximately 100 units, depending on the availability of funding.

Action Status: The need for Farmworker Housing has been identified and is being addressed in the 1991 General Plan Update and new Zoning Ordinance. Due to lack of funding and zoning constraints, little has been accomplished to construct Farmworker housing. With new regulations in place, the City will encourage the need for funding for such housing needs.

Policy 2.4: Encourage participation in federal and state housing assistance program.

Action 2.4.1: Coordinate with agencies which address housing, such as Self-Help Enterprise, Kings Community Action Organization, the Kings Regional Planning Agency, and the Housing Authority, in order to be informed on housing assistance programs available and appropriate to Avenal.

Objective: To be aware of housing funds available, so that those which are relevant to the city's needs can be pursued.

Action Status: The City of Avenal has made a continual effort to obtain information regarding housing assistance programs that would be appropriate for the needs of Avenal. The Housing Authority has created 60 units of Section 8.

Policy 2.5: Promote housing sites and facilities for the elderly and handicapped which provide security, are near transportation lines, and which provide easy access to medical services.

Action 2.5.1: Assist in the planning and location of specialized facilities for senior citizens in order to meet the special housing needs of local elderly and handicapped residents.

Objective: To assist in the development of up to one site per year.

Action Status: The City is currently working with a private developer on a Senior Citizens complex. The City's Redevelopment Agency is committing up to \$200,000 for acquiring and assembling a two acre parcel for construction of a 38-unit Senior project which will be funded by FmHA.

Goal 3: To address, and if appropriate remove governmental constraints to the maintenance, improvement and development of housing.

Policy 3.1: Carryout planning activities to enable Avenal to guide city development.

Action 3.1.1: Pursue implementation of the Housing Element in order to assure that the city's housing needs are identified and housing policies implemented.

Objective: To adopt the 1984 housing Element Update by 1985.

Action Status: The Housing Element was adopted by the City of Avenal in 1984 and implemented with a continuing effort to identify housing needs and carry out the housing policies.

Action 3.1.2: Make application to HCD and other appropriate agencies to fund housing rehabilitation activities and to promote the provision of affordable and accessible housing, adequate sites for housing and encourage rehabilitation of existing housing stock.

Objective: To rehabilitate up to 25 units per year.

Action Status: The City of Avenal has been successful in applying for and receiving a total of six grants, totalling \$3 million dollars from the Community Development Block Grant Program. To date, 108 housing units have been upgraded.

Action 3.1.3: Update and make more relevant the General Plan and zoning ordinance as required by expected growth due to the Avenal State Prison.

Objective: To accommodate the need for up to 400 new housing units by 1987.

Action Status: The City has made General Plan Amendments and Zoning Ordinance Amendments to meet the need for additional housing. Since 1984, over 400 housing units have been constructed. The anticipated growth due to the location of the Avenal State Prison has been slower than anticipated, however, there is a continued effort to plan, address and accommodate housing needs.

Action 3.1.4: Encourage citizen participation in the city's housing related activities in order to inform and educate all groups interested in local housing problems.

Objective: Hold public hearings before making decision on housing issues, publish notices, and staff reports beforehand.

Action Status: It is a policy of the City to encourage citizen participation in public hearings and forums regarding housing-related issues as well as other City activities. The City makes every effort to see that citizens are informed and information available to the public to promote interest in City related issues.

Action 3.1.5: Participate on committees and advisory groups which address the housing problems of Kings County and its cities to assure that Avenal's housing needs are heard by county level decision makers.

Objective: To attend at least 6 county level meetings per year.

Action Status: The City makes every effort to see that there is representation at the County level for the City of Avenal to assure that Avenal's housing needs are heard by County-level "decisionmakers."

Policy 3.2: Attempt to make sites available and encourage development of low and moderate income housing.

Action 3.2.1: Use incentive's such as density bonuses, land write downs, reduction of development standards and expedited permit processing to secure more low and moderate housing.

Objective: To develop up to 25% more units than applied for.

Action Status: Through the CDBG Program, the City has used land write-downs and waived building permit fees to encourage development of low- and moderate-income housing.

Goal 4: To conserve and improve the condition of existing housing and neighborhoods.

Policy 4.1: Encourage the rehabilitation of substandard housing where feasible.

Action 4.1.1: Apply for funding from state programs, such as the Community Development Block Grant program for housing rehabilitation.

Objective: To preserve up to 25 units existing housing stock per year.

Action Status: Since 1983, the City has received \$3 million dollars from the CDBG program with over 100 units upgraded by use of those funds.

Action 4.1.2: Enforce Uniform Building Code in order to assure safe decent housing throughout the city.

Objective: To demolish or rehabilitate up to 5 unsafe units per year, as funds are available.

Action Status: Due to the substandard condition of many homes in Avenal, the rehabilitation program with CDBG funds has been successful. Substandard structures too extensive to rehab have been demolished. To date, the total demolitions are sixty structures.

Action 4.1.3: Continue to use the mobile home permit process to ensure the quality of existing and new mobile homes.

Objective: To review each existing permit once every 2 years to ensure compliance with standards for safe and sanitary housing.

Action Status: All mobile homes installed before 1987 are reviewed for compliance with the Zoning Ordinance every two years. A policy adopted in 1987 requires that all mobile homes be installed with a permanent, engineered foundation. They are then deemed a permanent single-family residence.

Action 4.1.4: Coordinate with existing housing rehabilitation agencies to take advantage of their administrative expertise.

Objective: To improve city management of housing rehabilitation agencies to take advantage of their administrative expertise.

Action Status: Since the City's first 1983 CDBG grant, the City has worked with Self-Help Enterprises on the implementation of a total of six grants for the rehabilitation of over 100 dwelling units within the City.

Policy 4.2: Encourage the preservation of neighborhoods in Avenal.

Action 4.2.1: Investigate the rehabilitation needs and develop neighborhood action plans for the City of Avenal in order to direct rehabilitation funds to areas of greatest housing need.

Objective: To identify target areas for CDBG application.

Action Status: The City has identified, through housing surveys, the target areas for the CDBG program. Due to the large number of units in need of rehabilitation, the target area includes most of the urban area of Avenal.

Action 4.2.2: Establish an annual community clean up program.

Objective: To promote a clean, safe neighborhood environment.

Action Status: The City, in conjunction with other Avenal organizations, hold at least one Citywide cleanup program a year.

In 1990, in addition to the annual program, the City initiated a program in which cleanup zones were established. Properties were cleaned by City staff at no cost to the property owner. The labor and equipment costs were paid from CDBG program income.

Goal 5: To ensure the implementation of the housing element and to monitor its progress toward the attainment of housing goals, the City of Avenal shall:

Policy 5.1: Provide the management and personal resources necessary to carryout identified housing programs and responsibilities.

Action 5.1.1: Monitor the progress of programs of action outlined in the Housing Element on an annual basis, and establish a coordinating role in housing development, through the office of the Director of City Planning/Community Development in order to assure that the policies and actions of the Housing Element are being implemented.

Objective: Publish the Housing Monitoring Plan.

Action Status: The City monitors building permit activity on a monthly basis and in conjunction with housing surveys has an indication of where low income housing need is.

Action 5.1.2: Make provisions to update the Housing Element by 1992.

Objective: To assure that city housing policies continue to address housing need.

Action Status: The City, working with Kings County Regional Planning Agency, is actively working on the Housing Element update to meet the 1992 deadline. The Element is designed to address housing needs and implement policies to ensure that those needs are being met on a continuing basis.

Goal 6: Ensure adequate housing opportunities for all social and economic segments.

Policy 6.1: Encourage accessibility to housing of all segments of the population.

Action 6.1.1: Reevaluate the changing housing needs of all socioeconomic groups in Avenal due to the arrival of the new state prison, coordinate with existing programs and encourage new programs in order to meet these needs.

Objective: Revise city housing and zoning policies as appropriate.

Action Status: The City Planning Commission and City Council have identified the housing needs and trends not only due to the location of the new State Prison, but for the changing population as a whole within the City. These decision makers have revised City housing and Zoning policies as needed due to the vast changes that Avenal has seen in the past six years, but only after careful consideration.

Action 6.1.2: Make information readily available to the community regarding equal opportunity in housing.

Objective: The City will designate and publicize an agency to provide information on fair housing laws and refer complaints of discrimination to the appropriate state or federal agencies.

Action Status: In an effort to inform all segments of the City's population, and as a requirement of the Community Development Block Grant Program, the City is the designated agency and is required to publicize and provide information on fair housing laws and refer complaints of discrimination to the appropriate State or Federal agencies.

POLICIES AND PROGRAMS/CORCORAN

Goal 1: To ensure adequate provisions of sites for housing the City of Corcoran shall:

Policy 1.1: Promote the use of islands of vacant land to infill existing developed areas of the community.

Action 1.1.1: Offer incentives to developers such as density bonuses and zero lot lines.

Objective: To encourage efficient land use.

Action Status: General Plan and Zoning Ordinance has been changed to allow for incentives such as density bonuses and zero lot lines. A survey of the City's existing vacant lots has been completed and made available to interested developers.

Policy 1.2: Designate additional vacant land for multi-family use.

Action 1.2.1: Attempt to revise General Plan land use designations to permit the development of additional units of multi-family housing in designated areas.

Objective: Provide sites for up to 60 units multi-family housing.

Action Status: The land use element of the General Plan was revised in 1986 to provide additional zoning for multi-family projects as a result, a 42 unit family project, a 40 unit elderly project and 18 unit scattered project have been completed since 1984 for a total of 100 units.

Policy 1.3: Allow the location of mobile homes and housing units resting on permanent foundations in designated residential areas of the city.

Action 1.3.1: Encourage the construction of additional units of manufactured housing by publishing and distributing information on the advantages of this type of housing.

Objective: To encourage the construction of 2 new units of manufactured housing per year.

Policy 1.4: Encourage the development of a coordinated long range plan with the County for annexation of urban fringe areas.

Action 1.4.1: Aggressively support a joint policy for city and county adoption of uniform improvements standards.

Objective: To adopt improvement standards consistent in both fringe and incorporated territories.

Both the city and county standards were updated in 1988 and are in line with commonly required items.

Goal 2: To ensure the provision of an adequate supply of affordable and accessible housing, the City of Corcoran shall:

Policy 2.1: Encourage expansion of participation in available Federal, State and local housing assistance.

Action 2.1.1: Continue to aggressively pursue available funding for housing assistance.

Objective: Upgrade up to 20 units housing stock in the community per year.

Action Status: The city has rehabilitated 149 units since 1984 for an average of 21 per year. In addition has also developed a 31 unit affordable housing subdivision through an FHA program. All of the homes were built by Self-Help and private contractors.

Action 2.1.2: Provide consultation and referral services to such organizations as Kings Community Action Organization; Self-Help Enterprise, Inc. and the Housing Authority in directing some of their efforts to identified areas of need in Corcoran.

Objective: Conserve affordable housing by gaining assistance in minor upgrading of up to 5 units community housing per year.

Policy 2.2: Promote the development and construction of new housing units for low and moderate income families.

Action 2.2.1: Use incentives such as density bonuses to reduce per unit land costs in developments for low and moderate income families.

Objective: To promote the development of up to 25% more units affordable housing than are actually applied for. Specific numbers based on each tentative tract map.

Action Status: The city approved a 81 unit PUD for manufactured housing and are open to review of subdivision requesting incentives.

Policy 2.3: Promote the small scale development of units for assisted households in dispersed areas of the city.

Action 2.3.1: Encourage developers and private agencies seeking sites for low income housing projects to locate concentrations of such units in dispersed locations throughout the city by distributing a map of concentrations of existing low income housing and explaining the city's intentions.

Objective: To increase public acceptance of low income housing projects.

Goal 3: To address and if appropriate remove governmental constraints to the maintenance improvement and development of housing.

Policy 3.1: Provide consultation to developers to aid in expanding housing opportunities.

Action 3.1.1: Identify state and federal programs that can provide funds to build new housing for low and moderate income households.

Objective: Promote use of federal and state housing funds by private enterprise.

Action Status: The City sponsored a seminar on "Owning Your Own Home" which was videotaped for continued availability. The seminar included lenders from numerous institutions outlining housing programs. Citizens and developers attended the seminar and had the opportunity to become familiar with various housing programs.

Policy 3.2: Solicit the participation of private developers in affordable housing programs.

Action 3.2.1: Promote the use of federal and state housing funds as they become available by publishing and distributing a list of housing related grant funding sources.

Objective: Maintain a current file of interested private local housing development firms and state and federal housing related grant funding programs.

Action Status: The City has kept abreast of various state and federal housing programs and has passed this information on to developers.

Policy 3.3: Investigate innovative ideas or ways of providing affordable housing.

Action 3.3.1: Encourage the Housing Authority to utilize federally funded technical assistance to develop single and multi-family dwelling units for low and moderate income families.

Objective: To increase the supply of affordable housing

Action Status: The Housing Authority provided a 190 unit multi-family complex in Corcoran in which 20% are set aside for low income families. In addition, the city approved and committed \$300,000 to implement a housing assistance program. The program works in conjunction with private credit to assure households do not pay more than 30% of their income for total housing cost.

Policy 3.4: Reevaluate street width requirements and improvement standards in the development of new affordable housing units.

Action 3.4.1: Encourage use of Planned Unit Developments (PUD's) to add flexibility to land utilization and increase potential for a variety of housing types.

Objective: Lower consumer housing costs by offering the PUD alternative to developers.

Action Status: City has approved an 81 unit PUD with nonstandard development to accommodate manufactured housing units. Project will result in reduced site cost.

Goal 4: To preserve housing and neighborhoods the City of Corcoran shall:

Policy 4.1: Encourage the rehabilitation of substandard and deteriorating housing where feasible in accordance with General Plan land use designations.

Action 4.1.1: Annually survey neighborhoods and designate priority housing rehabilitation areas for future funding.

Objective: Maintain existing housing stock; publish an annual survey.

Action Status: A complete housing study to include the entire housing stock of the city and fringe areas was completed in 1989. The city has also completed target area surveys to comply with CDBG rehabilitation program requirements. All surveys are available as public information.

Policy 4.1.2: Investigate innovative ways to finance rehabilitation

- a. Use CDBG funds for leveraged loan guarantees and/or reduced interest loans, low interest loans or deferred payment loans. and partial or total grant for rehabilitation in priority areas.
- b. Use CDBG money and other available sources for rehabilitation.

Objective: Increase the funding pool available for housing rehabilitation.

Action Status: The present rehabilitation program offers a 3 tier interest rate structure plus totally deferred loans based upon household income. The city has pledged Redevelopment Agency funds plus program income from previous CDBG programs to provide local leverage to enable successful attainment of grants. The city has encouraged and may begin to package Farmers Home Administration 504 rehabilitation loans within the city.

Policy 4.2: Encourage the adoption of long range community development plans for specific neighborhoods.

Action 4.2.1: Continue the existing coordinated housing rehabilitation program between the city and the county for the unincorporated Urban Fringe to make annexation of the fringe attractive to both.

Objective: To maintain existing housing stock; to improve the delivery of public services.

Action Status: Since 1984, the City has rehabilitated 149 units through their CDBG revolving loan program. In addition, the city has been working with the county for a joint application for future CDBG funding. This program would be administered by the city to serve the unincorporated Corcoran urban fringe area along with the presently active citywide program.

Policy 4.3: Where possible, take action to promote the removal and replacement of those substandard units which cannot be rehabilitated.

Action 4.3.1: Require removal or correction of structures which are a threat to health and safety.

Objective: Remove or rehabilitate up to 20 units per year.

Action Status: In addition to the 149 units that have been rehabilitated since 1984, the city has also done reconstruction of dilapidated structures with CDBG funds. City Council has also approved \$400,000 to be used for purchasing dilapidated units, doing demolitions and reconstructions. The overall program is designed to clean up blighted areas and for providing safe sound affordable housing for low income residents.

Action 4.3.2: Continue the city's program to assist any households displaced by redevelopment in funding alternative affordable housing.

Objective: To minimize the impact of city activities on low and moderate income households.

Action Status: City has implemented Residential Antidisplacement and Relocation Assistance Plan. Redevelopment funds are used to provide temporary relocation on rehabilitation projects.

Goal 5: To ensure the implementation of the housing element and to monitor its progress toward the attainment of housing goals the city of Corcoran shall:

Policy 5.1: Provide the management and personnel resources necessary to carryout identified housing programs and responsibilities.

Action 5.1.1: Make provisions to update the Housing Element by July, 1992.

Objective: To keep city housing policies consistent with local housing need.

Action Status: City staff time has been committed to implement housing programs and update housing element as required. City employs one Redevelopment Analyst as the staff person to perform those duties.

Action 5.1.2: Monitor the progress of programs of action outlined in the Housing Element through the office of Community Development.

Objective: To publish the Housing Monitoring Plan.

Action Status: The Housing Monitoring Plan has not been published on any ongoing basis but the issue of housing rehabilitation and construction is monitored locally.

Information is available from the building department on permits issued for demolitions, single family and multi-family units constructed during the year. In addition, the Community Development Department keeps files on all rehabilitation projects throughout the city.

Policy 5.2: Encourage citizen participation in long range neighborhood planning.

Action 5.2.1: Designate the city planning department as the city agency with citizens with ideas, comments and questions on neighborhood planning and development may go for input and answers.

Objective: Improve cooperation between all groups interested in local housing problems.

Action Status: The city sponsors annual public meetings and public hearings to solicit public comment on the housing needs of the community. All comments received are considered and implemented where possible. City staff is always available to discuss concerns of citizens.

Goal 6: Ensure adequate housing opportunities for all social and economic segments.

Policy 6.1: Encourage accessibility to housing of all segments of the population.

Action 6.1.1: Attempt to identify the housing needs of all socioeconomic groups in Corcoran.

Objective: To assure that the city's housing policies and decisions do not overlook any segment of the population.

Action Status: Although the vast majority of the city's housing programs have been geared towards the low income such as 149 CDBG units and 100 units for the elderly, the city is also participating in a program designed for the median to moderate income range. The Mortgage Credit Certificate Program sponsored by the county is designed to assist first time home buyers. The city has authorized the county to include Corcoran in its program and it is expected that close to 15 new homes will be created over the next year.

Action 6.1.2: Coordinate with existing programs and encourage new programs in order to meet these needs.

Objective: To assure that the city's housing policies and decisions do not overlook any segment of the population.

Policy 6.2: Promote equal access of all population groups to housing resources.

Action 6.2.1: Designate and publicize an agency to provide information on fair housing laws and refer complaints of housing discrimination to the appropriate state or federal agencies.

Objective: To assure that valid housing related grievances are redressed.

Action Status: The city has developed a program to handle discrimination complaints in an effort to promote fair housing practices. City has an active outreach program for all city implemented housing programs.

POLICIES AND PROGRAMS/HANFORD

Goal 1: Ensure adequate provision of sites for housing.

Policy 1.1: Provide for decentralization of low and moderate income housing units.

Action 1.1.1: Designate additional vacant land for multi-family use to provide sites located throughout the city for low and moderate cost housing as part of the comprehensive General Plan Update.

Objective: To provide approximately 100 acres of medium and high density residential acreage.

In August 1985 a zoning update was made to the General Plan adding approximately 270 acres of new medium and high density residential acreage.

Action 1.1.2: Implement design controls and aesthetic improvements to assure that the possible concentration of low and moderate income housing does not have a negative effect on the surrounding environment.

Objective: Review and update zoning ordinance, evaluate development standard in order to minimize negative neighborhood impact.

Action Status: The Zoning and Development Standards were reviewed and updated in August of 1985.

Policy 1.2: Support the use of vacant land as sites for manufactured housing.

Action 1.2.1: Continue to permit mobile homes, subject to architectural standards to be permanently placed on single family and multi-family residential lots.

Objective: Approximately 40 units.

Since 1983, 20 units have been permitted and no application has been denied.

Action 1.2.2: Encourage the use of the Planned Unit Development process to provide mobile home subdivisions.

Objective: Continue using PUD process to allow flexibility in providing affordable housing.

The PUD has been used to obtain density bonuses which has allowed for an increased number of units thus lowering overall cost to developers.

Action 1.2.3: Provide public information in order that factory built housing units such as modular homes and mobile homes become more accepted in conventional housing neighborhoods.

Objective: Provide greatest possible number of alternative housing types in the community.

Action Status: Section 9-4.1505 of the city Zoning Ordinance provides for the development of mobile homes and other manufactured housing within residential areas.

Policy 1.3: Support actions that expand housing opportunities for the elderly, handicapped, minority and lower income residents.

Action 1.3.1: Promote housing sites for the elderly and handicapped which are near transportation lines and provide security and access to medical services.

Objective: To provide up to 10 housing sites for special needs groups.

Action Status: There are three apartment complexes in the city which provide elderly and handicapped subsidized units. Hanford Senior Villa provides 48 elderly apartments, 5 for handicapped and View Road has 120 elderly apartments, 12 for the handicapped while Kings Garden provides housing for low income for all ages.

Action 1.3.2: Pursue craftsman and rehabilitation programs to assist poor and elderly residents where housing is structurally sound but suffers from superficial deterioration.

Objective: Approximately 30 units per funded grant cycle.

The City of Hanford received CDBG funding in 1985 and 1986 and as a result rehabilitated 70 units citywide.

Action 1.3.3: Maintain a directory of accessible housing for handicapped persons and provide a referral service.

Objective: Refer inquiries to Local Housing Authority's directory of landlords who have handicapped rental units available.

Action Status: The local housing authority maintains a directory and all inquiries are referred to them. In addition the Kings County Commission on Aging has an excellent brochure which circulates to all interested groups providing information on housing.

Policy 1.4: Promote reduced land costs.

Action 1.4.1: Review the current zoning of single family residential lots to determine if smaller lot size would lower land costs.

Objective: Update the Zoning Ordinance. Evaluate recommendation on reduced lot size for possible inclusion in the update.

The Zoning Ordinance was updated in 1985 and some lots were reduced to 6,000 sq. ft.

Goal 2: Increase the supply of affordable and accessible housing within the City of Hanford.

Policy 2. 1: Provide financial resources to supply a coordinated housing assistance program.

Action 2.1.1: Provide the management and personnel resources necessary to carryout identified housing programs and responsibilities.

Objective: Contact with other agencies and firms to ensure sufficient staff is available to complete applications and carryout needs.

Action 2.1.3: Change city environmental review procedures to reduce time periods required for environmental review of housing projects.

Objective: Reduce cost and time of application process.

Action Status: The city Environmental Review process time has been reduced to the minimum allowed by the California Environmental Quality Act.

Action 2.1.4: Streamline the permit process by coordinating development requirements with those of other governmental agencies to avoid delays associated with requirements of different governmental entities.

Objective: Reduce cost and time of application process by becoming a one stop agency.

Action Status: All permits are processed at the City of Hanford Planning Department.

Policy 2.2: Continue to encourage and support participation in available Federal and State housing assistance programs.

Action 2.2.1: Keep the Section 8 housing program strong and viable expanding it as much as possible to meet the immediate housing need.

Objective: To support rehabilitation of up to 75 units of affordable rental housing per 2 year period.

The King County Housing Authority has provided over 183 units in the city of Hanford such as 150 Public Low Rent Housing, 32 units through HCD as well as the majority of 502 Section 8 vouchers and certificates.

Currently, the city is discussing providing units with redevelopment funds to the Housing Authority to help supplement these programs.

Action 2.2.2: Continue to support the Kings County Mental Health Agency and Kings Rehabilitation Workshop in their efforts to provide rental housing for handicapped persons.

Objective: To support and partially fund up to 5 housing units per year for handicapped persons as funds available.

Currently, the city of Hanford is involved in 3 FMHA Section 515 projects subject to conversion at owners option and provide subsidized units to the elderly. The View Road Apartments provide 121 units, the Amberwood South Apartments provide 48 and the Hanford Senior Villa Apartments provide another 48 for a total of 216 units citywide.

Action 2.2.3: Write letters to the appropriate State and Federal Agencies in support of proposed housing projects which are consistent with the General Plan.

Objective: Assist the private development of affordable housing.

Action Status: As projects are proposed the city offers technical assistance and possible waiver of application fees for such projects as Community Development Block Grants.

Action 2.2.4: Continue to pursue funding for sewer and water projects which are determined cost effective and able to expand housing opportunity.

Objective: Open additional lands to residential use and increase housing quality and property value, through the installation of additional sewer collection systems.

Action Status: Over 500 acres of vacant land has been annexed as residential land since 1984. Sewer and water connections are available to be extended to any development in these areas.

Action 2.2.5: Support and publicize tax assistance programs such as senior citizens property tax assistance, renter assistance and homeowners property tax exemptions.

Objective: Help to reduce the housing costs of low income homebuyers through referral to agencies specializing in tax assistance programs. Publicize the availability of such assistance.

Action Status: Homeowners in the city continue to receive a \$7,000 property tax exemption.

Policy 2.3: Expand participation in available Federal, State and Local housing assistance programs.

Action 2.3.1: The planning staff will contact HUD area office every six months to review available housing programs as well as new programs for which the city may be eligible.

Objective: To provide current information to homeowners and developers of affordable housing.

Action Status: The city receives information from the State Housing Community Development Department regarding programs available for Housing Assistance. At least bimonthly contact is made to the city's State HCD representative regarding housing programs, then is advertised locally through notices and posters.

Action 2.3.2: Pursue available California Department of Housing and Community Development (HCD) and California Housing Finance Agency (CHFA) funds, together with private developers. Provide information and assist developers in utilizing these funds to build new single family and rental housing for low and moderate income households.

Objective:	Reduce housing costs by providing grant funds for low interest loans to home buyers for the purchase of new housing (CHFA: 4 units per year; HCD and CDBG: 30 units per funded cycle, as funds available.
Action Status:	CDBG has provided assistance to 70 homeowners in two funding cycles and multi-family housing projects have been funded through the Housing Authority bond financing.
Action 2.3.3:	Analyze latest census data as available to determine the city's eligibility for programs intended to stimulate housing and economic development.
Objective:	Reduce housing costs by applying for UDAG grant funds when eligible.
Action Status:	The city has entered into a joint venture with Self-Help Enterprises for the construction of 10 new housing units for low to moderate income families especially in the South Hanford area which is a priority target area.
Action 2.3.4:	Encourage lending institutions to engage in a joint venture to create a revolving loan fund for the rehabilitation of house, with priority given to homeowners in low and moderate income target areas.
Objective:	Reduce housing costs through leveraging of private fund with grant funds; open an account from which rehabilitation loans can be made. At least 25 units rehabilitated per year. The City of Hanford is using CDBG funds and redevelopment to attempt to develop an ongoing revolving loan plan.
Policy 2.4:	Encouraging the Kings County Housing Authority to take the lead in providing affordable housing in the city.
Action 2.4.1:	Participate in KCRPA study sessions to meet with the Housing Authority, Self-Help groups, county and city officials and residents on the issue of low income housing projects and cooperation between all groups.
Objective:	To eliminate duplication of efforts in the provision of affordable housing through coordination of responsible agencies.

Action Status: The city has a representative on the KCRPA Committee who is abreast of all areawide projects that may or may not duplicate housing service.

Goal 3: To address if appropriate, remove governmental constraints to the maintenance, improvement and development of housing.

Policy 3.1: Promote and facilitate the development of new housing units for low, moderate, and middle income families, singles, first time homebuyers and couples whose children have grown.

Action 3.1.1: Change the requirement for a Conditional Use Permit for new multi-family development in the RM-3 Zoning District to a permitted use requiring site plan review by staff only.

Objective: Reduce time and cost required to develop housing by amending the zoning ordinance.

Action Status: The Zoning Ordinance was updated in August 1985 and establishes that multi-family development in the RM-3 Zone District as a permitted use.

Action 3.1.2: Review the current zoning of single family residential lots to determine if smaller lot size would lower cost and allow a greater number of families an opportunity for housing.

Objective: To determine if housing costs can be reduced by providing more lots per area.

It was determined that housing costs could be reduced somewhat by reducing lot width requirements in the RM-3 Zone District from 60 feet to 50 feet.

Action 3.1.3: Continue to encourage Planned Unit Development (PUD) to add flexibility to land utilization and increase the potential for variety of housing types.

Objective: Encourage innovative design to reduce housing costs.

The 1985 Zoning Update designated many undeveloped residentially zoned areas with PUD overlays this providing an opportunity for innovative design to reduce housing costs.

Action 3.1.4: Continue the policy of reduced drainage and/or sewer hookup fees in bypassed areas

and properties within the original city limits to encourage infill development.

Objective: Encourage development of bypassed lands.

Action Status: Reduced drainage and sewer fees are no longer available in the original city limits and it appears that it has not effected infilling from occurring.

Action 3.1.5: Continue to use "density bonuses" to reduce per unit land cost when the developments are for low and moderate income units.

Objective: Provide more units of affordable housing.

Density bonuses are encouraged and are available to all developers of low income housing.

Action 3.1.6: Coordinate with the County to distribute a set of working drawings for an affordable house which is federally mortgageable and solar efficient.

Objective: To make low cost plans for energy efficient housing available to the public.

The County maintains a set of plans which can be obtained at not charge with affordability in mind for low income clients.

Action 3.1.7: Continue the attempt to assure that maximum arsenic concentration standards imposed by the state are supported by irrefutable evidence of danger to the public health.

Objective: Continue to pursue documentation from the state on the hazard to public health posed by the arsenic content of Hanford's water supply.

Hanford's arsenic levels are currently below state levels and is analyzed on a monthly basis. In addition new deeper wells have also been drilled to ensure Hanford's water supply.

Goal 4: Preserve and conserve existing neighborhoods.

Policy 4.1: Support the presentation and conservation of housing stock in existing neighborhoods.

Action 4.1.1: Survey neighborhoods on a periodic basis to assess condition of public improvements and

incorporate the information for capital outlay and assistance programs.

Objective: Adopt and distribute the Housing and Community Development Plan and City Capital Improvements Plan. Identify neighborhoods in need of upgrading and improvement of housing and infrastructure.

Action Status: A citywide housing condition survey has been completed in 1990 to determine where housing upgrade and infrastructure improvements are needed. A five year Capital Improvements Program is adopted annually for streets, curbs, gutters and sidewalks.

Action 4.1.2: As part of the comprehensive update of the General Plan, consider the re-designation and rezoning of multi-family areas which are composed primarily of single family dwellings as single family areas.

Objective: To retain and protect the existing more durable and affordable housing stock from demolition.
The 1985 Zoning Update re-designated approximately 80 acres of older housing stock for single family zoning in order to protect the stock of durable, moderately priced housing.

Action 4.1.3: Annually, review the conversion of existing apartments and mobile parks to condominiums; evaluate loss of housing stock; and consider additional regulation of conversions if the low and moderate housing stock is being measurably impacted.

Objective: Establish Housing Monitoring procedures to preserve affordable housing.

Action Status: Although more mobile homes permits multiple units have been issued over the years the city has experienced little or no conversion of apartments and mobile home parks to condominiums.

Action 4.1.4: The City should stimulate voluntary efforts of homeowners to renew and upgrade their homes by providing guidance and technical assistance to them and by encouraging the community colleges to offer home repair clinics.

Objective: To preserve existing housing stock at the

lowest possible cost.

Classes are offered in various home repair topics by the Local Community College. The City Building Department provides information to homeowners concerning home repair and code requirements.

Policy 4.2: Support the preservation and conservation of houses and neighborhoods of historical and architectural significance.

Action 4.2.1: Conduct a general inventory of housing in the City to evaluate and identify housing of historical and architectural significance.

Objective: Preserve existing older housing.

During the citywide housing condition survey, a list of historic buildings was documented and has been provided to the local Historical preservation Society.

Action 4.2.2: Use the Historic Resources Ordinance or an alternative process to recognize and provide for the preservation of neighborhoods containing substantial concentrations of historically and architecturally significant homes.

Objective: To attempt to preserve up to 5 units of older affordable housing per year.

The City's Historic Ordinance is designed primarily to preserve historic commercial properties. However, should a residential property owner request to have his/her property considered for designation as a historic building or site, every consideration will be afforded them. Residential properties would not be excluded from the City's Historic District.

Policy 4.3: Support the rehabilitation of substandard and deteriorating housing where feasible in accordance with the General Plan land use designations.

Action 4.3.1: Apply for Housing and Community Development Block Grant funds to be used for leveraged loan guarantees and/or low interest or deferred payment loans, and CHFA funds for the rehabilitation of existing substandard or deteriorating units.

Objective: To maintain up to 25 units existing housing stock per year.

The City received CDBG grants in 1985 and 1986. For those cycles, an average of 35 homes were rehabilitated with the 1990 and 1991 CDBG grants the City will rehabilitate a total of 28 units.

Action 4.3.2:

Participate in the development of a coordinated housing rehabilitation and public improvement program with Kings County, for the unincorporated fringe areas and "islands" within the city, to make annexation of these areas more attractive to City and County residents.

Objective:

To improve the delivery of public services.

City sewer services are available to county fringe areas provided that lines are extended by those who seek the service. Septic systems are permitted if the property is more than 200 feet from an existing sewer line. These policies along with the waiver of City and County annexation fees make annexation of these areas an attractive proposition.

Policy 4.4: Pursue a strict building code enforcement program to bring substandard structures up to the Uniform Housing Code.

Action 4.4.1: Continue the program which combines free compliance inspection with grants or loans to families willing to rehabilitate their homes.

Objective:

Eliminate health and safety hazards; approximately 50 units currently being rehabilitated as part of a 2 year program.

The City continues to provide compliance inspections at no charge. Rehabilitation loans are made as funds are available. 70 units have been rehabilitated to date and 28 more are proposed to be rehabilitated through 1993 for a total of 98 units.

Action 4.4.2:

Require removal or correction of structures which are a threat to health and safety.

Objective:

Eliminate health and safety hazards; approximately 12 units removed or corrected by year.

The City building department identifies and posts structures that are health and safety threats. Approximately 90 such units have been abated since 1984.

Goal 5: Continue to implement the Housing Element and monitor progress towards the attainment of housing goals.

Policy 5.1: Establish a program to consistently implement the Element.

Action 5.1.1: Monitor the progress of programs of action outlined in the Housing Element on an annual basis through the office of the City Planning Department.

Objective: To publish the Housing Monitoring Plan in order to implement the goals and policies of the Housing Element.

Action Status: The City monitors building permit activity on a monthly basis and clearly has an indication of where low and moderate income housing is available.

Action 5.1.2: Incorporate into a General Plan update the following:

1. That neighborhoods be used as a basic planning unit.
2. That sufficient amounts of lands be available and protected for all types of residential development.
3. That all urban development occur in areas designated as urban.
4. That all elements of the General Plan be consistent.

Objective: To assure implementation of Housing Element goals and policies.

Action Status: All of these policies have been adopted in the 1985 Hanford General Plan update.

Action 5.1.3: Monitor changes in land use to assess their impact on housing demand so the City and County can adequately respond in assuring the ability to meet new housing needs.

Objective: To incorporate Housing Element policies into day to day planning, zoning and building decisions.

Action Status: Annual review to land uses is done and helps to determine how much land is currently being used for housing and also how much vacant land is available for new housing.

Goal 6: Ensure adequate housing opportunities for all social and economic segments.

Policy 6.1: Encourage access of all segments of the population to housing.

Action 6.1.1: Identify the housing needs of all socioeconomic groups in Hanford.

Objective: To assure that the city's housing policies and decisions consider all segments of the local population.

Action Status: The 1984 Housing Element has identified all socioeconomic groups and their housing needs. It was adopted and incorporated into the Hanford General Plan in August of 1985. U.S. Census materials also aid in identifying the various socioeconomic groups.

Action 6.1.2: Coordinate with existing programs and encourage new programs, if necessary, to meet the identified housing needs of all socioeconomic groups in Hanford.

Objective: To assure that the city's housing goals and decisions consider all segments of the local population.

Policy 6.2: Promote equal access of all population groups to housing resources.

Action 6.2.1: Make information and materials regarding equal housing opportunity, tenant/landlord rights and responsibilities and submission of grievances to appropriate state agencies readily available to the community.

Objective: Designate a person in city government to whom parties with complaints of discrimination may go for information and referral to appropriate agencies.

The city has designated the City Assistant Planner as the person to whom parties are directed if they have complaints of discrimination. They are then directed to appropriate agencies for information and assistance.

POLICIES AND PROGRAMS/LEMOORE

Goal 1: To assure the adequate provision of sites for housing, the City of Lemoore shall:

Policy 1.1: Promote new residential development within areas currently designated for development under policies of the Land Use Element, with emphasis on infill before adding new areas whenever feasible.

Action 1.1.1: Locate new residential areas adjacent to existing development.

Objective: Infill bypassed areas so city can better improve urban services.

Action 1.1.2: Continue to apply the City Zoning Ordinance and its amendments to provide low, low medium, medium and high density type housing.

Objective: Encourage private sector to provide up to 48 affordable housing units per year.

Action Status: Many amendments to the zoning ordinance have been done. This included allowing second dwelling units or single family lots. Over 100 units were built each year during the period.

Action 1.1.3 Identify, for the private sector and for public and nonprofit housing groups sites which are potentially suitable for the provision of governmentally assisted housing for the elderly through application of the following criteria:

- a. Accessibility to shopping, recreational and cultural facilities.
- b. Compatible residential environment.
- c. Availability of utilities.
- d. Compatible noise environment..
- e. Uncongested traffic conditions.

Objective: To provide the most favorable possible housing conditions for the elderly by providing information to developers.

Action Status: A 31 unit elderly housing complex was completed since 1984. The units were provided under HUD's Section 208 program through the private sector.

Policy 1.2: Promote the use of mixed densities and the development of large and odd shaped lots through the Planned Unit Development article of the zoning ordinance.

Action 1.2.1: Provide information to developers encouraging application of the PUD concept.

Objective: Use the PUD concept for better utilization of sites which may otherwise go undeveloped or underutilized.

Action Status: A 136 unit PUD was approved by the City with zero lot lines and this policy is on an ongoing basis.

Policy 1.3: Promote reduced land costs.

Action 1.3.1: Reduce the required single family lot size in medium density areas from 7,000 square feet down to 5,000 square feet.

Objective: An increase in affordable single family housing units in the City.

Action Status: since the last element, 5,000 square foot are now permitted in areas designated for medium density residential.

Goal 2: To ensure the provision of an adequate supply of affordable housing and accessible housing, the City of Lemoore shall:

Policy 2.1: Encourage the expansion of existing housing programs.

Action 2.1.1: Publicize the availability of such housing assistance programs as Self-Help Enterprises; Proteus; The Kings Community Action Organization and others. Provide information to such organizations as necessary.

Objective: Publicize the availability of housing assistance programs through the distribution of notices, news releases and other means. Refer prospective homeowners to these agencies and organizations.

Action Status: The Community Development Department of the city provides information and assistance on various funding programs. Billboards, news releases and personal contacts are used to publicize. As a result 38 housing units have been rehabilitated, 31 elderly units have been built and 20 new units have been added to rental subsidiary programs since 1983. Over 130 new Section 8 units have been provided by the Housing Authority in Lemoore.

Policy 2.2: Encourage participation in available federal and state housing assistance programs.

Action 2.2.1: Inform citizens and developers of available funding.

Policy 2.3: Promote housing which meets the special needs of elderly persons.

Action 2.3.1: Continue to promote FmHA programs to provide assisted housing accessible to the elderly.

Objective: Encourage the private sector to construct up to 5 units affordable housing for the elderly per year.

Action Status: A 31 unit elderly housing complex has been provided since 1984 therefore providing an average of 5 new units per year to 1991.

Action 2.3.2: Seek technical assistance from the Kings Community Action Organization and the County Housing Authority; prepare an application for outside funding to provide low interest loans for the rehabilitation and/or new construction of housing accessible to the elderly and handicapped.

Objective: Up to 20 units per year, if funding is available.

Action Status: Since 1984, 37 subsidized units for elderly and handicapped households have been built in the city through State and deferral funding. City has encouraged and assisted private developers to seek funds for such housing and provided them with information about various housing assistance programs.

Goal 3: To address and if appropriate remove governmental constraints to the maintenance, improvements, and development of housing.

Policy 3.1: Provide flexibility in standards established in the development review process as a means to lower overall costs of low and moderate income housing.

Action 3.1.1: Encourage through the Planned Unit Development (PUD) process, flexibility in the standards applicable to street improvements, density, and yard requirements.

Objective: Provide better utilization of land for development of lots so as to keep housing costs down.

Action Status: Two sizeable PUD projects have been approved by the city during the 1984 to 1991 period.

Action 3.1.2: Recommend that developers evaluate methods of housing construction to lower development costs where feasible.

Objective: Encourage the private sector to assure that 33% of the housing constructed in the city is affordable to low and moderate income households.

Action Status: Of the 1,286 new units created in the city of Lemoore since 1984, 570 are affordable to the low and moderate income households for a percentage of 45%. Of the 570 households however, all but 38 have been provided by the private sector.

Action 3.1.3: Continue to allow the location of manufactured housing units on permanent foundations, but not mobile homes on wheels, on residential lots in the city and on lots that are part of a subdivision designed exclusively manufactured houses as part of a planned unit development.

Objective: Provide affordable housing alternatives to low and moderate income families.

Action Status: The city's zoning ordinance allows manufactured housing units on permanent foundations on residential lots in the city. As a result 25 additional mobile homes have been added to the city's housing stocks since 1984.

Goal 4: To preserve housing and neighborhoods the city of Lemoore shall:

Policy 4.1: Encourage the maintenance and repair of existing owner occupied and rental housing to prevent deterioration of housing in the city.

Objective: Attempt to secure funding for up to 10 units of new low income housing and neighborhood improvements through such housing organizations as KCAO, Proteus Inc. and others.

Action Status: Since 1984, 38 units have been rehabilitated through Self-Help in the Lemoore area. More recently, the city's redevelopment funds are being used for improving the neighborhood

environment as well as to subsidize new low income housing units. Also, the Housing Authority has provided over 130 new units of Section 8 since 1984.

Action 4.1.2: Continue to provide technical assistance and information to the public, through the compliance inspection process on interpreting requirements of the building code where rehabilitation may be feasible; publicize the availability of low interest rehabilitation loans for low and moderate income households.

Objective: Attempt to conserve up to 12 units per year by rehabilitating and remodeling those that may be saved through bringing them up to city code. Publish and distribute information on sources of low interest rehabilitation loans.

Action Status: Since 1984, 38 units have been rehabilitated citywide. Information on sources of low interest rehabilitation loans is made available to the public through city staff.

Action 4.1.3: Support and help publicize tax assistance programs such as senior citizens property tax assistance, renter assistance and homeowners property tax exemptions.

Objective: Help to reduce housing costs of low income homebuyers through referral to agencies specializing in tax assistance programs. Publicize the availability of such assistance.

Action Status: The current information about the available programs is maintained in the Community Development Department and is made available to the public.

Policy 4.2: Encourage the rehabilitation of substandard and deteriorating housing where feasible in accordance with General Plan land use designations.

Action 4.2.1: Monitor changing conditions in the housing stock through procedures developed in the Housing Monitoring Plan to permit rehabilitation at the earliest possible stage.

Objective: To develop the Housing Monitoring System which will establish procedures to preserve affordable housing.

Action Status: A housing monitoring system is developed through tabulation of city issued building permits for new and remodeled structures. A survey of housing structural conditions was completed in July of 1989 and will be used in identifying housing need for future grant applications.

Action 4.2.2: Coordinate with the Kings County Planning Agency, Kings Community Action Organization, Self-Help and the Farmers Home Administration to take advantage of their administrative expertise regarding housing rehabilitation programs.

Objective: To develop rehabilitation programs, to encourage rehabilitation of up to 12 units per year.

Action Status: Essentially, the city of Lemoore has rehabilitated 38 units since 1984 for an average of 5 per year. More recently, the Kings Community Action Organization has purchased a structure in Lemoore which will create units for low income clients. Currently, the structure is in the process of being rehabilitated. Also, 130 new units of Section 8 have been created by the Housing Authority.

Goal 5: To ensure the implementation of the Housing Element and to monitor its progress toward the attainment of housing goals the city of Lemoore shall:

Policy 5.1: Provide the management and personnel resources necessary to carry out identified housing programs and responsibilities.

Action 5.1.1: Monitor progress toward attainment of goals outlined in the Housing Element on an annual basis through implementation of the Housing Monitoring Plan.

Action Status: Although the Housing Monitoring Plan is not in a published form, the city has detailed information regarding building permits, housing conditions and low income units created since 1984 which has been outlined throughout this document.

Goal 6: Ensure adequate housing opportunities for all social and economic segments.

Policy 6.1: Encourage accessibility to housing of all segments of the population.

Action 6.1.1: Identify the housing needs of all socio-economic groups in Lemoore.

Objective: To assure that the city's housing policies and decisions do not overlook any segment of the local population.

Action Status: In summation Lemoore has met the need of all groups including 54 elderly and handicapped units, 20 rental subsidized units for low income, 94 apartment units for low income as well as several housing developments affordable to all income ranges. In addition, the city is also participating in a program designed for the median to moderate income range. The Mortgage Credit Certificate Program sponsored by the County is designed to assist first time homebuyers. The city has authorized the County to include Lemoore in its program and it is expected that close to 20 new homes will be created next year.

Action 6.1.2: Coordinate with existing programs and encourage new programs in order to meet the housing needs of all socioeconomic groups in Lemoore.

Objective: To assure that the city's housing policies and decisions do not overlook any segment of the local population.

Action Status:

Action 6.1.3: Continue to allow the location of manufactured housing units on permanent foundations, but not mobile homes on wheels on residential lots in the city and on lots that are part of a subdivision designed exclusively for manufactured houses or as part of a planned unit development.

Objective: To provide an alternative type of purchased housing.

Action Status: Since 1984, 25 mobile homes have been provided citywide as an alternative to other low income housing projects.

Policy 6.2: Promote equal access of all population groups to housing resources.

Action 6.2.1: Make information readily available to the community regarding equal opportunity in housing.

Objective: The city will designate and publicize an agency to provide information on fair housing laws and refer complaints of housing discrimination to the appropriate state or federal agencies.

Action Status: The city will take complaints and act on those issues which can be addressed within their ordinance laws.

As well as the city any complaints and/or information pertaining to housing laws will be referred to the Local Housing Authority. Issues of a more serious legal need can be referred to the Consumers Protection of Fresno County such as landlord and tenant grievances.

As a result of the goals and policies addressed and achieved in the 1984 Element some new assumptions can be made for the future.

Future housing in the unincorporated county will continue to be as a result and incidental to agriculture therefore it is unlikely for the area to meet its housing need. This is especially true when given the fact that CEQA identifies conversion of agricultural land to residential land as having a significant effect.

That the increase of speculative housing due to the construction of the prisons in Avenal and Corcoran may cause high vacancy rates and a "glut" in housing for a number of years until a better job/housing balance results.

That Kings County is in a unique situation to other California counties in that affordable housing will be easier to provide because the cost of housing is a true cost based on its own market. The county is not going to be affected with escalating real estate values such as bay area commuting counties which are similar in nature to Kings County being predominantly agricultural such as Stanislaus, San Joaquin and Merced counties.

That agricultural housing will continue to be in high demand countywide as a result of the seasonal and migrant nature of agriculture. Additionally, low pay and lack of agricultural housing will continue to cause large families, overcrowding and unsafe, uncomfortable living conditions predominantly in the south county.

A trend is resulting by the number of employees living in the Hanford area as a bedroom community to Fresno. This creates more moderate to median household demand but will result in a need for median to moderate rental opportunities.

The Naval Air Station will continue to provide employment and will bring higher incomes to the county but housing will continue to be as a result of the Naval

Air Station's future to expand or diminish. As a result the housing market will be stable but somewhat speculative and tentative at best since the county has no jurisdiction on the Naval Air Station.

3.0 COMMUNITY PROFILE

Situated in the heart of California's rich San Joaquin Valley, Kings County covers a triangle-shaped area measuring 1,396 square miles, or approximately 95 percent of the land in Kings County is privately owned and over 85 percent of the acreage is devoted to agricultural uses.

Bounded on the north by the Kings River and on the southwest by the petroleum rich Kettleman Hills and the coast ranges, Kings County is mainly level farmland crossed by the California Aqueduct and a number of other irrigation waterways. Winters are relatively mild, with rainfall averaging about 8.5 inches a year. The growing season lasts over 255 days a year and is characterized by high midsummer temperatures. Kings County is bounded on the north, east, and south by the nation's number one, two, and three agricultural counties: Fresno, Tulare, and Kern. Kings County also shares a boundary line with both Monterey and San Luis Obispo Counties, all of which meet in the mountainous Diablo Range southwest of the Kettleman Hills.

Agriculture and related industries dominate Kings County's economy, as they have since the county's incorporation in 1893. For a number of recent years the county has consistently ranked among the state's top three counties in cotton, barley, and alfalfa seed production and as of 1978, produced 29 crops grossing over one million dollars a year, including milk production, cattle and calves, and turkeys.

Kings County also has a number of major non-farm employers: the Lemoore Naval Air Station, a nationally known manufacturer of tires, a processing plant for cottonseed and safflower oils, and a tomato-products canning factory and two State prisons

Kings County rail transportation is served by a main line of the Santa Fe Railway and two branch lines of the Southern Pacific Railroad. Interstate Highway 5 and State Highway 198 are major thoroughfares crossing the county and are connected to State Routes 41 and 43 as well as a network of county roads. Airports serving non-jet aircraft are located near three of the county's four incorporated cities: Hanford (the county seat), Avenal, and Corcoran.

3.1 POPULATION

Since 1984, Kings County's population has grown by 29.4% as cited in Table 3. This growth has been spurred predominately by the presence of two new state prisons at Avenal and Corcoran which have accounted for at least 30% of the new growth. Since 1984 several new industries have located in the area providing new jobs and population increase. But the majority of Kings County growth can be attributed to the agricultural dominance of this area. As identified in the Kings County Land Use Plan.

Table 3
Population by Jurisdiction and Year

Kings County, California

Population by Jurisdiction

Year	Avenal (1) (3)	Corcoran (3)	Hanford	Lemoore	Unincorp.	LNAS (2)	Total
1972	-	5,380	16,360	4,980	42,410		69,130
1973	-	5,380	16,360	4,980	42,410		69,130
1974	-	5,380	16,360	4,980	42,410		69,130
1975	-	5,700	17,750	5,475	39,375	7,952	68,300
1976	-	5,714	17,995	7,669	37,494	8,125	68,872
1977	-	5,775	18,300	7,800	38,425	7,964	70,300
1978	-	5,773	18,876	7,985	38,300	7,785	70,934
1979	-	5,75	19,350	7,900	37,975	7,777	71,000
1980	3,655	5,998	20,096	8,293	35,696	6,425	73,738
1981	4,156	6,584	21,660	9,374	33,635	6,009	75,409
1982	4,195	6,713	22,414	10,019	33,758	5,962	77,099
1983	4,183	6,821	22,917	10,191	35,374	7,622	79,486
1984	4,374	6,954	23,429	10,683	35,244	7,423	80,684
1985	4,368	7,034	24,335	11,939	35,833	7,781	83,509
1986	4,544	7,138	24,861	12,645	36,090	7,935	85,278
1987	4,699	7,250	25,379	12,987	35,420	6,994	85,735
1988	8,340	7,771	26,257	13,164	36,463	7,930	91,995
1989	9,090	11,060	29,499	13,387	33,264	7,081	96,300
1990	9,576	13,380	30,617	14,082	34,008	7,417	101,663
1991	9,643	14,387	32,022	14,022	34,358	7,841	104,432

- (1) The City of Avenal incorporated in 1979.
- (2) LNAS population is calculated by subtracting the SB90 population from the estimated total county population. DO NOT count the LNAS population in the total since it is part of the unincorporated county population.
- (3) Avenal Prison opened in 1987. Corcoran Prison opened in 1988.

Annual Percentage Change in Population Minus Exclusions* January 1, 1990
To January 1, 1991 and Total Population January 1, 1991

County City	Population Minus Exclusions			Total Population 1/1/91	
	Annual Percent Change 1990 to 1991	Population			
		1/1/90	1/1/91		
Kings					
Avenal	3.42	5,490	5,678	9,643	
Corcoran	3.87	8,493	8,822	14,387	
Hanford	4.41	30,670	32,022	32,022	
Lemoore	4.27	13,448	14,022	14,022	
Unincorporated	1.14	26,217	26,517	34,358	
Kings County	3.25	84,318	87,061	104,432	

* Exclusions include state mental institutions, federal military bases and state and federal prisons.

Employment

The California Employment Development Department (EDD) makes official labor force projections for only two to four years into the future. Thus, no official projections to 2005 are available. However, KCRPA has devised a 2005 labor force forecast using the county's 1990 Census population of 101,469 and EDD's 1990 jobs-per-person ratio of .39, yielding a current resident labor force of approximately 39,572 persons. Applying the current jobs-per-person ratio to the projected 2005 population, as recommended by EDD, results in a projected 2005 resident labor force of 52,611. The difference between the 1990 and 2005 labor force figures—13,039 persons—is the approximate number of new jobs that will be needed in Kings County by 2005 to serve the projected population. This projection takes into account only population growth and does not consider possible fluctuations in the economy or resulting unemployment rate.

The Land Use Element projects that additional job opportunities will develop in Kings County to meet the needs of a larger population. Some residents, however, will continue to commute to jobs elsewhere in the area. According to the 1990 U.S. Census about 20% of the people are commuting from homes in Kings County to jobs in other counties. Even with the projected job growth within the County, the number of out commuters is likely to increase. The effect this will have, housing over the next five years is undetermined although we do know that the anticipated increase in housing demand in Avenal and Corcoran as a result of the prisons has shown some interesting trends. On average, less than 20% of the employees working in the prisons actually live in the communities. And according to the Kings County Real Estate board there is going to potentially be a "glut" in housing which may take 2-3 years of very little new construction in order to absorb the current excess. In addition, the County must always be prepared for either an expansion or slow down in the Lemoore Naval Air Station. Due to the fact that the NAS is a Federal responsibility, the local housing market must be flexible and resilient to the forces placed on it as a result of any federal decisions over the next 5 years.

The local economic base will likely continue its slow shift from primarily agriculture to increasing retail trade and service jobs. Kings County has enough population and business activity to attract a secondary market sufficient to support retail and service industries typical of a smaller regional center. However, the diversified agricultural industries of Kings County will continue to be the major factor in the local economy for the foreseeable future. See Table 4

The Kings County Planning Department anticipates that, due to urban encroachment, approximately 45 southern California dairies will relocate to Kings County between 1990 and 2000, increasing the total from the current 138 to 183. By 2005 the total is expected to have increased by 25 additional dairies to a total of approximately 208. Herd sizes and production will likely increase, as will dairy employment.

Table 3.1
Employment by Selected Industry
for Kings County

Industry	1989	1992 Project	%
1. Agriculture	5,825	5,225	- 10
2. Mining	50	75	+ 50
3. Construction	850	1,150	- 35
4. Manufacturing	4,775	3,525	- 26
5. Transportation/Public Utilities	775	750	- 3
6. Wholesale	750	900	+ 20
7. Retail	4,550	6,000	+ 32
8. Finance/Ins./Real Estate	650	725	+ 12
9. Service	3,550	3,700	+ 4
10. Government	8,325	8,875	+ 7

Source: Kings County Regional Planning Estimates

4.0 HOUSING PROFILE

4.1.1 Households

Overall Housing Units and households have increased Statewide and Countywide since 1980. It is quite apparent that the majority of new housing has been concentrated in the Hanford/Lemoore area. Of the 5,194 new housing units actually created since 1980, clearly 80% have been in the Hanford-Lemoore area (Table 4). This has been as a result of a further demand for housing needed through population growth (37.8% Countywide, Table 3) and increased employment as a result of the prisons at Corcoran and Avenal.

In addition to natural growth the increase in housing units and households in Hanford and Lemoore is also due to the annexation activity over the last few years. As a result the housing activity countywide has focussed on the city jurisdictions and has created less strain on conventional housing demand on the unincorporated area. The unincorporated area has thus become a housing market area incidental and as a result of agriculture (Table 5).

Table 4
Total Housing Stock
1980-1990

	1980	1990	% Change
California	9,223,120	11,182,882	21.2
Kings County	25,694	30,843	20.0
Hanford	7,997	11,449	43.2
Hanford Fringe			
NE County			
Armona	875	978	11.8
Lemoore	3,277	4,910	49.8
Lemoore Fringe			
NW County			
Stratford	240	232	-3.3
LNAS			
Avenal	1,410	1,776	25.9
SW County			
Corcoran	2,128	2,714	27.5
Corcoran Fringe			
Tulare Lake Basin			
Kettleman City	276	289	4.7

Source: 1980, 1990 Census

Table 5
Total Households
1980-1990

	1980	1990	% Change
California	8,629,866	10,381,206	20.3
Kings County	23,418	29,082	24.2
Hanford	7,371	10,855	47.3
Hanford Fringe			
NE County			
Armona	806	944	17.1
Lemoore	3,072	4,666	51.9
Lemoore Fringe			
NW County			
Stratford	215	229	6.5
INAS			
Avenal	1,290	1,590	23.3
SW County			
Corcoran	2,073	2,533	22.2
Corcoran Fringe			
Tulare Lake Basin			
Kettleman City	225	285	26.6

Source: 1980, 1990 Census

An examination of the Department of Finance data in Table 6 reveals that all communities in Kings County have experienced a decrease in single-family units (as a % of total units). This trend has been as a result of the emphasis of multiple family units which have been more affordable to build by developers over the years as well as providing a more affordable unit for renters. The most significant increase of housing over the last ten years has been in the rise of mobile homes. (+1.1% Countywide) 12% of all new homes countywide have in fact been mobile homes. Two reasons can account for this. Firstly, mobile homes are less expensive than new homes in Kings County.

Comparison

County Average	1,000 square foot new home	= \$65,000
Standard doublewide (2 bedroom)	1,000 square foot mobile home	= \$35,000

Therefore the trend towards mobile homes has been determined by an economic factor more so than the desirability to own a mobile home. In conjunction with the economic component has been the decision of county jurisdictions to permit mobile homes. This has allowed homeowners the flexibility to purchase a mobile home in lieu of renting an apartment.

The second significant reason for the increase in mobile homes is due especially to the nature of agriculture in this unincorporated county. The provision of housing in the unincorporated county incidental and as a result of agriculture. Typically farms have a principal residence for

farmowners and several residences for farm labor housing. A significant number of farm labor homes are in fact mobile homes. This is evident in Table 6 where there are significant mobile home increases (as a % of total units) in Kettleman City, Avenal, Stratford and Corcoran which are predominantly agricultural areas.

Table 6
Total Dwelling Units by Type of Structure
1980-1990

	Dwelling Type	1980		1990		% Change
		# of Units	% of Total	# of Units	% of Total	
Kings County	Single Family	18,439	71.96	20,797	67.43	- 4.53
	Multi-family	5,794	22.55		26.01	+ 3.46
	Mobile Home	1,411	5.49	2,023	6.56	+ 1.10
	Total	25,694		30,843		
Hanford	Single Family	5,355	66.96	7,606	65.50	- 1.46
	Multi-family	2,350	29.39	3,607	31.00	+ 1.61
	Mobile Home	292	3.65	397	3.50	- .15
	Total	7,997		11,610		
Hanford Fringe						
Northeast County						
Armona	Single Family	807	91.92	849	86.81	- 5.11
	Multi-family	52	6.49	109	11.15	+ 4.66
	Mobile Home	14	1.59	20	2.04	+ .45
	Total	878		978		
Lemoore	Single Family	2,320	70.00	2,821	57.73	-13.07
	Multi-family	755	23.04	1,841	37.67	+14.63
	Mobile Home	202	6.16	225	4.60	- 1.56
	Total	3,277		4,887		
Lemoore Fringe						
Northwest County						
Stratford	Single Family	238	100.00	219	94.40	- 5.60
	Multi-family	0		4	1.72	+ 1.72
	Mobile Home	0		9	3.88	+ 3.88
	Total	238		232		
LNAS						

Table 6 (continued)
Total Dwelling Units by Type of Structure
1980-1990

	Dwelling Type	1980		1990		% Change
		# of Units	% of Total	# of Units	% of Total	
Avenal	Single Family	1,191	84.47	1,156	65.10	- 9.11
	Multi-family	165	11.70	482	27.13	+ 7.48
	Mobile Home	54	3.83	138	7.77	- 1.63
	Total	1,410		1,776		
Southwest County						
Corcoran	Single Family	1,715	79.85	1,920	70.74	- 9.11
	Multi-family	360	16.80	659	24.28	+ 7.48
	Mobile Home	72	3.35	135	4.98	+ 1.63
	Total	2,147		2,714		
Corcoran Fringe						
Tulare Lake Basin						
Kettleman City	Single Family	228	82.61	167	57.79	-24.82
	Multi-family	41	14.86	72	24.91	+10.05
	Mobile Home	7	2.53	50	17.03	+14.77
	Total	276		289		

Source: 1980, 1990 Census

*Other from 1990 was included as Multi-Family Housing.

4.1.2 Housing Size

Since the last element and last census the average household size throughout the county and cities has increased only slightly although statewide the trend has been reversed. The minimal increase can be attributed to two factors. The first is as a result of the overall natural population increasing slightly faster than the market can produce housing. Also, as a result of the creation of large employer such as the state prisons which initially attract a large employee pool into the area. As a result of the added labor pool, the housing market forces may take years to create or provide the necessary housing. A recent Origination Destination study done Countywide has shown that only 17 and 18% respectively of all prison employees now reside in the City of

Corcoran and Avenal. This is expected to change as housing developments begin to be created in those communities. The second major reason is the creation of multiple housing units. Since 1980, Kings county has created a variety of multiple dwelling units which have provided more affordable housing to low and median income population. These groups tend to be on average larger families such as agricultural workers sharing units. This is best evidenced in Table 7 whereby Kettleman City and Stratford which are considered to be in the center of agricultural activity.

Table 7
 Household Size - Average # of Persons
 Per Occupied Dwelling Unit
 1980-1990

	1980	1990	% Change
California	2.68	2.66	.02
Kings County	2.87	3.29	.42
Hanford	2.62	2.66	.04
Hanford Fringe			
Northeast County			
Armona	3.02	3.20	.18
Lemoore	2.70	2.92	.22
Lemoore Fringe			
Northwest County			
Stratford	2.85	3.09	.24
LNAS	.		
Avenal	2.93	3.10	.17
Southwest County			
Corcoran	3.03	3.06	.03
Corcoran Fringe			
Tulare Lake Basin			
Kettleman City	3.81	4.88	1.07

4.1.3 Housing Tenure

In reviewing the housing tenure the trend of homeownership has decreased in all cities countywide. Given the volatile real estate market in California over the last ten years, the cost of homes has increased well beyond household income. As a response to this trend, multiple units have been built in addition to several new affordable housing tracts especially in the Hanford area. Also, the influx of prison employees into the Corcoran and Avenal areas has created a demand for affordable housing which has been provided, but not necessarily purchased due to the fact that over 80% of the employees at both prisons do not live in those communities. A recent origination destination study completed by the County Planning Department has revealed that only 17% and 18% of the employees who work in Corcoran and Avenal respectively actually live there as well. Thus a lot of the anticipated homeownership has not been materialized locally but instead in communities not in Kings County such as Coalinga, Visalia & Tulare. The agricultural communities such as Kettleman City, Avenal also have a low homeownership percentage since 1980 because of the seasonal nature of farmworkers who typically migrate between three and four counties during the year seeking employment.

Table 8
Housing Tenure
1980-1990

	1980				1990			
	Owner	%	Occupied Renter	%	Owner	%	Occupied Renter	%
California	825,252	55.9	3,804,614	44.1	5,773,943	51.6	4,607,263	48.4
Kings County	15,973	62.2	9,721	37.8	15,381	49.9	13,701	50.1
Hanford	5,021	62.8	2,976	37.2	6,039	52.7	4,816	47.3
Hanford Fringe								
Northeast County								
Armona	592	67.6	286	32.4	612	62.6	332	37.4
Lemoore	2,064	62.9	1,213	37.1	2,393	51.3	2,273	48.7
Lemoore Fringe								
Northwest County								
Stratford	166	69.1	74	30.9	156	67.2	73	32.8
LNAS								
Avenal	916	64.9	494	35.1	784	44.1	806	55.9
Southwest County								
Corcoran	1,394	65.5	734	34.5	1,417	52.2	1,116	47.8
Corcoran Fringe								
Tulare Lake Basin								
Kettleman City	181	65.5	95	34.5	138	47.7	147	52.3

4.1.4 Vacancy Rate

Generally, the vacancy rate for the various jurisdictions in Kings County are fair. The City of Hanford has been the most active in the creation of new housing of all ranges including upper end homes in \$100,000+ range provided by the private sector to low income housing units provided by the Local Housing Authority. There is some concern in Hanford for median to moderate rental apartments. The rental available are either relatively low (\$300 or less or higher) \$450 for a single bedroom apartment. The vacancy rate for Lemoore has been getting tighter in the last few years as a result of the Lemoore Naval Air Station. Housing and rental apartments are continually meeting the need in the community, but the long term future of the Air Station is controlled by the Federal government so the concern is if too much housing is created in the community and the base is closed, clearly there would be glut of housing in Lemoore. The income levels are higher in Lemoore due to employment created by the Air Station and as a result housing is somewhat more expensive. This has created a tighter vacancy rate especially for very low income housing. The problem Lemoore faces is that it has no jurisdictional powers over the growth or decline of the LNAS. Therefore it must tread with caution in trying to estimate the need for housing.

The reverse is true in the communities of Corcoran and Avenal. As a result of the anticipated need for housing created by the new prisons, several housing developments have been created. The reality is that a small percentage of the prison employees are living in the communities and this has caused a significant glut in vacant housing especially in Avenal at 10.47%. It is hoped that this situation will remedy itself in the next few years but unfortunately housing starts in Corcoran and Avenal will have to be guarded.

The unincorporated communities of Kettleman City and Stratford clearly are suffering from a shortage of housing which has been accelerated by the presence of agricultural farmworkers. Due to the need for farm labor in these areas, housing demand continues to be unmet. It is anticipated that additional farm labor housing projects such as the 40 unit Housing Authority project will be realized.

Table 9

Vacancy Rates
1980-1990

	1980	1990	% Change
Kings County	8.54	5.71	- 2.83
Hanford	7.90	6.50	- 1.40
Hanford Fringe			
Northeast County			
Armona	3.42	3.48	+ .06
Lemoore	7.08	4.52	- 2.56
Lemoore Fringe			
Northwest County			
Stratford	3.95	1.29	- 2.66
LNAS			
Avenal	7.02	10.47	+ 2.66
Southwest County			
Corcoran	3.95	6.67	+ 2.72
Corcoran Fringe			
Tulare Lake Basin			
Kettleman City	14.39	1.38	-13.01

Source: 1980, 1990 Census

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5.0 Housing Needs

5.1 Existing Housing Needs

5.1.1 Housing Affordability

One of the primary purposes of the Housing Element is to calculate a jurisdiction's degree of need for more affordable housing and to propose a 5 year program of actions to try to meet this need. An essential piece of information in determining this need is the number of households which are paying more than 25% of their gross income for housing costs. According to traditional standards, these households are overpaying and need more affordable housing. More recently, in response to inflated housing costs, this standard has sometimes been adjusted to accommodate payments equal to 30-33% of household income; but for the purposes of this Housing Element the 25% standard has been applied.

In order to establish the level of affordability it is essential to analyze the household income levels and then determine the low and moderate income households countywide and relate them to the prevailing housing costs.

Using the 1990 household income level estimates, made by the Department of Housing and Community Development the categories are as follows:

Moderate Income: Between 91 percent and 120 percent of the median income.

Lower Income: Less than or equal to 80 percent of the city's median income.

Very Low Income: Less than 50% of the city's median income.

Median Income: The income level at which as many income levels are lower as are higher among a given number of households.

Table 11
 Lower Income Households Paying Over 25%
 Income for Housing, 1990

Income Group	Yearly	Monthly	Affordable Monthly Housing Costs	Affordable Home Price
Median	29,400	2,450	612.50	61,200
Moderate	35,300	2,942	735.50	73,500
Lower	23,500	1,958	489.50	48,900
Very Low	14,700	1,225	306.25	30,600

Source: HCD Income Limits for Median \$29,400

By assuming that the monthly mortgage payments are 1% of the home price we can estimate the following:

1. That homeownership is generally not affordable for very low and low income households.
2. The prevailing rent is generally affordable to all segments of the population.
3. That the median price in Kings County is 10% higher than the affordable limit for a median income family of four.

Table 12
Lower Income Households Paying 25%
Income for Housing by City, 1990

Jurisdiction	Median Home Price	Median Rent	Group	Income		Affordable Monthly Housing Cost (25%)	Affordable Home Price (25%)
				Yearly	Monthly		
Hanford	\$73,200	\$340	Median	29,400	2,450	612.50	61,200
			Moderate	35,300	2,942	735.50	73,500
			Lower	23,500	1,958	489.50	48,900
			Very Low	14,700	1,225	306.25	30,600
Avenal	\$53,200	\$326	Median	29,400	2,450	612.50	61,200
			Moderate	35,300	2,942	735.50	73,500
			Lower	23,500	1,958	489.50	48,900
			Very Low	14,700	1,225	306.25	30,600
Corcoran	\$58,300	\$294	Median	29,400	2,450	612.50	61,200
			Moderate	35,500	2,942	735.50	73,500
			Lower	23,500	1,958	489.50	48,900
			Very Low	14,700	1,225	306.50	30,600
Lemoore	\$81,000	\$359	Median	29,400	2,450	612.50	61,200
			Moderate	35,000	2,942	735.50	73,500
			Lower	23,500	1,958	489.50	48,900
			Very Low	14,700	1,225	306.25	30,600

Source: 1990 Census

5.1.2 Housing Quality

Survey of housing conditions is conducted to estimate the number of households living in housing units needing rehabilitation or replacement. The age of existing housing units is generally a guiding factor in determining their structural conditions. The housing age composition in Kings County in 1970 and 1980 is in Table 13.

Table 13
Housing Age Composition 1970, 1980

1970		1980	
Year Build	# of Units	Year Build	# of Units
1960-1970	6,968	1970-Mar. '80	6,553
1950-1959	3,660	1960-1969	6,979
1940-1949	3,573	1950-1959	4,497
1939 or earlier	5,858	1940-1949	3,301
Total	20,059	1939 or earlier	4,248
		Total	25,578
Median Age	18.37 years	Median Age	18.94 years

Source: 1970, 1980 U.S. Census

Due to the new housing starts over the last ten it is believed that the median age for units should be similar to that of 1980 if not younger. This means that housing age countywide is in good condition.

Over the last few years all of the cities and the county have completed a housing condition survey. The results of the study are in Tables 14 and 15 and are classified as follows:

Sound

A dwelling structure which has no defects or only slight defects which are normally corrected during the course of regular maintenance. The examples of slight defects are:

- Lack of paint over minor portions of exterior surfaces
- Slight damage to porch or steps
- Slight wearing away of mortar between bricks or other masonry
- Small cracks in wall, plaster or chimney
- Cracked windows
- Small areas of rotting, loose or missing materials

Deteriorating

A dwelling structure which needs more repair than would be provided in the course of regular maintenance. Such dwellings would have two or more intermediate defects that must be corrected if the house is to continue to provide safe and adequate housing. In addition, if slight defects exist in sufficient quantity over a majority of a dwelling unit the total may be considered as a single intermediate defect. The examples of intermediate defects are:

- Holes, open cracks, or rotted, loose or missing material over a large area of the foundation.
- Extensive building, tilting or sagging of foundations, walls or roof.
- Extensive storm or fire damage.
- Structures with make shift walls or roofs, built of packing boxes, scrap lumber, or tin.
- Structures lacking foundations.

The results of the 1975 housing condition survey are on Table 14 and can be compared to the more recent results obtained in 1990 on Table 15.

Table 14

**Housing Quality
1975**

Jurisdiction	Total Units	Sound		Deteriorated		Dilapidated	
		#	%	#	%	#	%
Kings	22,326	18,754	84	2,233	10	1,340	6
Hanford	6,339	5,895	93	317	5	127	2
Hanford Fringe							
Northeast County							
Armona	799	751	94	40	5	8	1
Lemoore	2,040	1,897	93	102	5	41	2
Lemoore Fringe							
Northwest County							
Stratford	285	197	69	60	21	29	10
LNAS							
Avenal	1,203	854	71	289	24	60	5
Southwest County							
Corcoran	1,913	1,224	64	306	16	383	20
Corcoran Fringe							
Tulare Lake Basin							
Kettleman City	251	168	67	55	22	28	11

Source: 1984 Housing Element

Table 15

**Housing Quality
1990**

Jurisdiction	Total Units	Sound		Deteriorated		Dilapidated	
		#	%	#	%	#	%
Hanford	11,449	8,129	71	3,206	28	114	1
Hanford Fringe	1,294						
Northeast County	2,851						
Armona*	996	616	62	275	28	103	10
Lenore	4,887	4,773	97.7	75	1.5	39	1
Lenore Fringe	33						
Northwest County	1,841						
Stratford	232	95	41	116	50	20	9
LNAS	1,592						
Avenal*	1,268	301	24	967	76		
Southwest County	58						
Corcoran*	2,479	1,740	70	595	24	144	6
Corcoran Fringe	634						
Tulare Lake Basin	192						
Kettleman City*	251	107	47	89	35	45	18

Source: County and City planning department housing condition surveys, 1990.

In analyzing the housing condition of each city, it is fair to say that the amount of deteriorated housing is still significant in Corcoran, Hanford and Avenal. It must be noted that over the last few years, Avenal and Corcoran have upgraded several hundred homes through rehabilitation programs. The unincorporated communities of Kettleman City, Armona and Stratford have a much more significant problem which needs to be addressed in the future.

In addition all cities used the same classification in determining, sound deteriorated and dilapidated but it must be mentioned that these surveys were typically done in conjunction with CDBG applications and there may be a bias towards finding a building deteriorated versus sound. In light of this fact a large percentage of units may in fact be quite suitable for building code standards but less suitable by CDBG survey standards.

5.1.3 Overcrowding

Overcrowding is an undesirable condition for several reasons: The intensive use of a housing unit can hasten its deterioration; privacy and peace are sacrificed; and diseases such as tuberculosis can flourish in crowded quarters.

*Kettleman City - 251 units were surveyed in 1990 by KCRPA

*Corcoran - Citywide survey using a Technical Assistance Grant

*Avenal - Self-Help completed a CDBG survey of all single-family units for a total of 1,268 units.

*Armona - KCRPA completed a survey of Armona and surrounding area in 1990 for a total of 996 units.

Includes deteriorated and dilapidated.

The commonly used standard for determining if overcrowding exists is 1.01 or more persons per room, with the definition of "room" not to include baths, hallways, or kitchens. The extent of overcrowding in Kings County and its communities is shown in Table 16.

The cause of overcrowding is predominantly economic, since with enough money additional living space could be added to almost any unit. Overcrowding could be expected to occur most frequently in communities where incomes are lowest and families are largest. This is evident in communities such as Kettleman City, Stratford and Avenal whose incomes are the lowest in the County and whose labor pool is predominantly related to agriculture. As a result there are many farm labor camps which house many families in small quarters thus skewing the number of persons per room. In addition, these areas are outlying and remote and thus more difficult to monitor and located housing problems than it is in the cities. Cities like Lemoore because of the predominantly trained labor pool working at the Air Station have an 18% higher family income thus larger homes are more accessible.

Table 16
Overcrowding

Jurisdiction	% of Housing Units with Overcrowded Conditions		
	1980	1990	% Change
Kings County	7.82	12.11	+ 4.29
Hanford	6.19	8.32	+ 2.13
Armona	9.90	10.73	+ .83
Lemoore	4.25	9.29	+ 5.04
Stratford	6.11	16.81	+10.70
LNAS			
Avenal	17.09	28.5	+11.06
Corcoran	11.79	17.17	+ 5.38
Kettleman City	32.30	62.28	+29.98

Source: 1980, 1990 Census

5.1.4 Special Needs

State Housing Law requires that the special needs of certain disadvantaged groups be addressed. The needs of the elderly, handicapped, large families, female heads of household, and farm workers are as follows.

Elderly Persons

The special housing needs of the elderly are similar to those of the handicapped in that both may require varying level of extended care and the housing must meet physical requirements as to ease the safety of access.

People aged 62 years or more are considered elderly for Federal Housing Programs. Table 18 shows that in 1980 8.02% of the population was elderly (using 65+ years). Of that total 10.36% was below poverty level with percentages for each jurisdiction as well. Given that the 1990 income levels were not available it can be assumed that a similar % of elderly are considered below poverty in 1990 as in 1980.

The housing needs of the elderly are identified in Table 17 which also outlines housing facilities designed for elderly people countywide.

Table 17
Elderly Housing 1990

Housing Complex	Location	# of existing units	# of people served	Demand by Population from Table 18 converted to units	Additional Units Needed
Lemoore Elderly Apts.	Lemoore	23			
Mountain View	Lemoore	39	124	119	0
Westgate Gardens	Corcoran	44	88	95	17
Wien Manor (under construction)	Avenal	38	76	59	0
Senior Villa	Hanford	48			
View Road	Hanford	120			
Amberwood	Hanford	48	432	342	0
*	County	60	120	811	689
		Program County-wide			

Source: Kings Commission on Aging, 1990.

*County (including Armona) Total consists of 13 units provided by the Housing Authority and 47 HUD elderly units.

An assumption can be made that one unit will on the average serve at least two elderly citizens.

Table 18

**Elderly Persons
1980 - 1990**

Jurisdiction	Population 1980	Total Persons		Above Poverty		Below Poverty	
		65+	%	65+	%	65+	%
Kings County	73,738	5,916	8.02	5,303	89.64	613	10.36
Hanford	20,958	1,966	9.40	1,785	90.80	181	10.10
Armona	2,644	199	7.50	164	82.40	35	21.30
Lemoore	8,832	549	6.20	484	88.20	65	13.40
Stratford	683	39	5.70	39	100.00	0	0
Avenal	4,137	483	11.70	424	87.80	59	13.20
Corcoran	6,454	500	7.70	435	87.00	65	14.90
Kettleman City	1,051	31	2.90	31	100.00	0	0

Jurisdiction	Population 1990	Total Persons		Above Poverty		Below Poverty	
		65+	%	65+	%	65+	%
Kings County	101,469	7,825	7.71			811	10.36
Hanford	30,897	3,389	10.97			342	10.10
Armona	3,122	252	6.77			54	21.30
Lemoore	13,622	890	6.53			119	13.40
Stratford	718	89	12.40			0	0
Avenal	5,516	445	8.07			59	13.20
Corcoran	8,313	638	7.70			95	14.90
Kettleman City	1,411	41	3.26			0	0

Source: 1980, 1990 Census

The need for senior housing is most prevalent in the unincorporated County which shows over 500 elderly below the poverty level. This number is not entirely indicative of the true nature of the elderly living in the unincorporated County. In the last 10 years over 150 permits were issued for mobile homes (as a second home on a property) for an infirmed relative which usually is an elderly person over 65 years of age. If in the event they become deceased, the mobile home permit is no longer active.

Handicapped Persons

While the count of handicapped persons in Kings County varies according to the definition of the term handicapped, the State Department of Rehabilitation counted 6,460 persons with physical, emotional or alcohol/chemical dependency impairments in Kings County in July 1981. Some of these handicapped persons may live comfortably without special housing accommodations while those with ambulatory handicaps who require wheelchairs often need specially designed barrier free housing that is also affordable. Handicapped households are frequently also elderly households.

For all handicapped persons in Kings County housing problems are amplified by frequently lower income and resulting reduced ability to compete for available housing stock. Estimates taken from lists kept by the County Welfare Department and the U.S. Social Security Administration, showing total numbers of disabled persons and total numbers of disabled persons in poverty, show that while there might be some degree of double counting, at least half the disabled in Kings County live in poverty. The problem is more critical in view of the added cost of constructing new units or remodeling existing units to meet the special needs of the handicapped.

Currently the Kings Rehabilitation Center in Hanford owns and operates 4 units for the handicapped. In addition, they own and operate 4 homes countywide which provide subsidized housing for up to 24 people. In addition, several apartment complexes countywide have subsidized units for the handicapped. A list is shown on Table 19. All of these housing facilities have access to KART which is the Kings County Rural Transportation System which is a subsidized bus system for elderly and handicapped.

Table 19
 Persons Physically, Emotionally and
 Chemically Impaired
 Kings County, July 1981

Type of Handicap	Number of Persons Affected	%
Blind	20	0.31
Deaf	40	0.62
other Sensory Disabled	230	3.56
Cardiovascular	830	12.85
Respiratory	410	6.35
Digestive	190	2.94
Mental Retardation	360	5.57
Alcohol Drug Abuse	360	5.57
Emotional Disabilities	290	4.49
Musculoskeletal	2,740	42.41
Neurological	400	6.19
Other Conditions	590	9.13
Total	6,460	

Source: State Department of Rehabilitation

Table 20
 Handicapped Needs 1990

Housing Complex	Location	# of Units	# of People Served	Additional Need	Total Need
Kings Rehab Center	Hanford	28	56		
Hanford Senior Villa	Hanford	5	10		
View Road Apartments	Hanford	12	24		
Mountain View Apartments	Lemoore	4	8	324*	420

Number of people served is calculated by assuming at least two people can reside in one unit.

*Includes Blind, Deaf and Mentally Retarded = 420

Other handicapped classifications fall under low income programs provided by the Housing Authority.

Farmworkers

It is difficult to document the number of year-round, seasonal, and migrant seasonal farmworkers in Kings County. Table 21 shows that the 1980 Census counted 4,607 persons employed in farming, forestry, and fishing in Kings County as of April of that year. The U.S. Employment Development Department's 1980 average for Kings County (7075) was higher for the same employment category. The difference may be accounted for by the fact that the EDD survey covers peak summer season employment and is workplace-based, counting legal workers on Kings County farms regardless of where they were living. The Census covered only one spring day and counted agricultural workers at their place of residence. The most recent EDD count places the number of agricultural workers in Kings County at 8,200 as of July, 1983.

The Kings County Education Department, Migrant Division, reports that 3,600 Kings County schoolchildren are counted as migrants as of December 1983. Using the Migrant Division's rough estimate of 5 persons per migrant household, and assuming that 3 of the 5 are school-age children, this results in an estimate of perhaps 1,200 families which have moved across national, state, county or school district boundaries during the last 5 years in pursuit of agricultural employment. (These 1,200 families do not include a growing segment of the migrant farmworker population which is unmarried, male, aged 18-25, here illegally from Mexico, and without family ties, according to Migrant Division staff.) Of these 3,600 schoolchildren, 45% or 1,620 are "current" or moved within the previous twelve months; 55% or 1,980 are "former", or moved within the last 5 years but not the last 12 months, and come from families which are still involved in agricultural activities. The Migrant Division notes a trend toward increased commuting from outlying towns—even Fresno, almost an hour's drive from Hanford—to agricultural jobs in various areas of Kings County, in order to find and hold onto affordable housing.

The Division feels that more of the "former" migrant would be moving if more affordable housing were available. In October 1982, 51% of all migrant pupils had not moved in the previous 12 months; as of October 1983 the percentage who have not moved in the previous 12 months had increased to 70%.

As of October 1983 the five Kings County school districts with the greatest numbers of pupils classified as migrants (either current or former) were Corcoran Unified School District, 641; Reed-Sunset Unified School District (Avenal-Kettleman City area), 593; Hanford Elementary School District, 407; Lemoore Elementary School District, 158; and Hanford Joint Union High School District, 154.

Table 21

Kings County Farming Related Occupational
Groups in Numerical Order, 1980

Occupational Group	Number in Group	
	#	%
Farmworkers	3,551	67.50
Farmers	767	14.58
Farmworker Supervisors	296	5.63
Managers	288	5.48
Groundskeepers	260	4.94
Agricultural Produce Graders and Sorters	34	.65
Animal Caretakers	25	.48
Nursery Workers	16	.30
Agricultural Produce Inspectors	6	.11
Farmers, Horticultural Specialties	6	.11
Managers, Horticultural Specialties	6	.11
Supervisors, Related Agricultural Occupations	5	.10
Total	5,260	100.00

Source: 1980 Census. Countywide total because there is no breakdown by city.

Table 22

Farmworkers

Jurisdiction	Total Employed Civilian Labor Force	Total Employed In "Farming, Forestry and Fishing" Occupational Group	
		#	%
Kings County	15,844	5,894	37.20
Hanford	8,195	434	5.30
Armona	919	93	10.12
Lemoore	3,290	288	8.75
Stratford	230	91	39.57
Avenal	1,586	468	29.51
Corcoran	2,268	490	21.60
Kettleman City	436	221	50.69

Source: 1980 Census

Table 22 outlines the breakdown of agricultural labor countywide. The predominantly farming areas such as Kettleman City, Avenal and Stratford is where farm related housing is most required and a specific effort is required to meet this need. The Housing Authority has provided 40 units for farm labor housing, and even with the addition of mobile homes in those areas, overcrowding and large families still occur. The remainder of the unincorporated County is also involved in agriculture, but the housing in those areas is as a result and incidental to agriculture therefore future housing needs should be limited and the focus of future housing should be directed towards the cities.

With the volatility of seasonal and migrant farmworkers it is difficult to estimate what the true future housing need should be. But the focus will continue to be predominantly in the Southern half of the County.

Female-Headed Households

Ten percent of the total families in Kings County are headed by females without spouses according to the 1990 Census. Fully 57% of these female-headed households live in poverty.

County Welfare Department staff members observe that the primary housing problem encountered by female-headed families is the high cost of housing. According to staff, usually more than half the welfare family's grant goes for rent alone, without counting utilities. In an attempt to overcome this problem many low female-headed families share their housing with other similar families. The most characteristic female-headed household living in poverty is headed by a mother who is young and has never held a job; or by an older mother of several grown children, whose eligibility for AFDC payments has expired and who has also never held a job, according to Welfare Department staff.

There are no housing provisions made specifically for female-headed households although they do qualify for Housing Authority low-income Public Housing projects.

Table 23
Female Headed Households
1980

Jurisdiction	Total Households	Female-Headed Households		% of Total Female Headed Families	
		#	%	% Above Poverty	% Below Poverty
Kings County	23,418	1,687	7.20	43.0	57.0
Hanford	7,371	604	8.2	55.0	45.0
Armona	806	84	10.4	70.4	29.6
Lemoore	3,072	309	10.1	64.5	35.5
Stratford	215	5	2.3	50.0	50.0
Avenal	1,290	773	5.7	44.2	55.8
Corcoran	2,073	146	7.0	51.5	48.5
Kettleman City	225	8	3.6	100.0	0.0

Table 24
Female Headed Households
1990

Jurisdiction	Total Households	Female-Headed Households		% of Total Female Headed Families	
		#	%	% Above Poverty	% Below Poverty
Kings County	29,082	3,183	10.98	43.0	57.0
Hanford	10,855	1,560	14.4	55.0	45.0
Armona	944	88	9.3	70.4	29.6
Lemoore	4,666	538	11.58	64.5	35.5
Stratford	229	34	14.5	50.0	50.0
Avenal	1,590	192	12.0	44.2	55.8
Corcoran	2,533	241	9.51	51.5	48.5
Kettleman City	285	19	6.66	100.0	0.0

Source: 1980, 1990 Census

Large Families

The housing problems faced by large families in rural areas are certain to be predominantly economic and may well parallel the housing problems of farmworkers. The housing need of large families is primarily for the provision of affordable decent housing units of adequate size.

Table 25 outlines the size of families per jurisdiction and since 1980 the overall trend has gone down for owner occupied due to the fact that they can afford to have proper space. For renter occupied, there is a concern especially in the rural agricultural areas like Kettleman City and Stratford where seasonal farmworkers have created a strain on housing.

Large families are classified as low income and are assisted through various Housing Authority low income housing programs.

Table 25
Large Families
Kings County
1980-1990

Average Persons Per Housing Unit

1980 Jurisdiction	Year Round Single Family Detached Housing Units		Year Round Renter Occupied Multi-family Housing Unit
	Owner Occupied	Renter Occupied	
Kings County	3.15	3.44	3.44
Hanford	2.99	3.17	2.11
Armona	3.06	3.44	1.96
Lemoore	3.13	3.08	2.30
Stratford	3.06	3.46	None Exist
Avenal	2.98	3.44	3.82
Corcoran	3.26	3.29	2.47
Kettleman City	4.93	3.83	4.43

1990 Jurisdiction	Year Round Single Family Detached Housing Units		Year Round Renter Occupied Multi-family Housing Unit
	Owner Occupied	Renter Occupied	
Kings County	2.97	3.19	N/A
Hanford	2.83	2.76	N/A
Armona	3.23	3.46	N/A
Lemoore	3.06	2.77	N/A
Stratford	2.90	3.63	N/A
Avenal	3.17	3.74	N/A
Corcoran	3.25	3.32	N/A
Kettleman City	4.48	5.18	N/A

Source: 1980, 1990 Census

Homeless Persons

The County overall during the census count in April 1990 totalled less than 100 homeless persons. This is also based on interviews with the Kings County Housing Authority, Kings County Community Action Organization, the Lemoore Christian Aid and the Salvation Army. Several of these agencies are funded by Federal Emergency Management Agency (FEMA). As a result Kings Community Action administers 5 shelters countywide accommodating up to 42 people. This also includes 3 transitional shelters, one battered woman shelter and a wayward men's shelter. The Salvation Army has one shelter for up to 6 male clients. The lack of homeless people means at least for now there is no pressing need for new emergency shelters and aside from the existing shelters additional bed nights are provided at local hotels and motels through vouchers to qualified applicants.

In summarizing special housing needs, elderly housing and the handicapped have been identified as a specific group whereby housing has been assigned either through specific programs such as HUD 212 or 515 and also through subsidized units in various multi-family units. Their housing needs are actively being identified and met with some success.

In the case of special needs housing for the large families, female headed households and farmworkers it is more difficult to ascertain how many people are being assisted. The reason is essentially because they have been categorized as low income and have been assisted under that classification most directly through Housing Authority Programs such as Section 8. Over the last few years the Housing Authority has created over 265 new units through the Public Low Rent Housing Program (HUD). Currently a waiting list of about 200 exists with both female headed and large families. Fifty-five units have been created through the Rental Housing Construction Program (HCD) in which there is a waiting list of about 50. In addition about 145 units have been created through multi-family bond issues.

Since 1983, the Housing Authority has created over 253 units through the Federal Section 8 Housing Voucher Program (HUD) and 225 through the Federal Section 8 existing program (HUD). Also an additional 26 more units have been created through the State Section 8 Aftercare Program for a countywide total of 502 units.

Currently a waiting list of 1,300 exists and the waiting lists for affordable housing is long in some programs, as long as 2 to 3 years. Additional affordable housing is very much needed in Kings County due to our growth pattern over recent years.

5.1.5 Projected Housing Needs

The housing element is based upon the results of the 1990 Census and upon the California Department of Finance (DOF) population projections. DOF's projections are that the county is expected to grow by about 2.1%, or 2200 persons annually, between 1990 and 2000, increasing from 101,469 in 1990 to an estimated 124,300 persons in 2000. The county's projected 2005 population of 134,900 assumes a slower 1.7% countywide growth rate after 2000.

The total number of households countywide is expected to increase from 29,082 in 1990 to 35,924 by 1997 (Table 26). This is due in part to an expected decrease in the size of each household. According to DOF projections, average household size in Kings County is expected to drop slightly from 3.08 in 1990 to 3.00 in 2005 due to an expected increase in elderly population, more single residents, a projected drop in birth rate, a continuing trend toward later marriage, and a stable divorce rate.

These household projections are based on an annual removal rate of .0027% a vacant not for sale rate of 4.00% and a homeownership rate of 58%.

Table 26
Household Projections by Income Group
April 1, 1990 to July 1, 1997

Income Group Income Group	April 1, 1990		July 1, 1997		April 1990 to July 1997	
	#	%	#	%	#	%
Avenal						
Very Low	397	(25.0)	496	(25.0)	99	(25.0)
Other Lower	318	(20.0)	397	(20.0)	79	(20.0)
Moderate	334	(21.0)	417	(21.0)	83	(21.0)
Above Moderate	541	(34.0)	675	(34.0)	134	(34.0)
Total	1,590	(100.0)	1,985	(100.0)	395	(100.0)
Corcoran						
Very Low	608	(24.0)	786	(24.0)	178	(24.0)
Other Lower	481	(19.0)	622	(19.0)	141	(19.0)
Moderate	608	(24.0)	786	(24.0)	178	(24.0)
Above Moderate	836	(33.0)	1,081	(33.0)	245	(33.0)
Total	2,533	(100.0)	3,275	(100.0)	742	(100.0)
Hanford						
Very Low	2,714	(21.0)	3,421	(21.0)	707	(25.0)
Other Lower	1,845	(17.0)	2,326	(17.0)	481	(17.0)
Moderate	2,280	(21.0)	2,873	(21.0)	593	(21.0)
Above Moderate	4,016	(37.0)	5,062	(37.0)	1,046	(37.0)
Total	10,855	(100.0)	13,682	(100.0)	2,827	(100.0)
Lemoore						
Very Low	980	(21.0)	1,210	(21.0)	230	(21.0)
Other Lower	606	(13.0)	749	(13.0)	143	(13.0)
Moderate	980	(21.0)	1,210	(21.0)	230	(21.0)
Above Moderate	2,100	(45.0)	2,594	(45.0)	494	(45.0)
Total	4,666	(100.0)	5,763	(100.0)	1,097	(100.0)
Unincorporated						
Very Low	2,281	(24.2)	2,709	(24.1)	428	(24.0)
Other Lower	2,275	(24.1)	2,732	(24.4)	457	(25.7)
Moderate	2,196	(23.3)	2,617	(23.3)	421	(23.6)
Above Moderate	2,686	(28.4)	3,161	(28.2)	475	(26.7)
Total	9,438	(100.0)	11,219	(100.0)	1,781	(100.0)
County Total						
Very Low	6,980	(24.0)	8,622	(24.0)	1,642	(24.0)
Other Lower	5,525	(19.0)	6,826	(19.0)	1,301	(19.0)
Moderate	6,398	(22.0)	7,903	(22.0)	1,505	(22.0)
Above Moderate	10,179	(35.0)	12,573	(35.0)	2,394	(35.0)
Total	29,082	(100.0)	35,924	(100.0)	6,842	(100.0)

Source: HCD, 1990

Projected Housing Demand For All Income Levels

Fair Share housing is the portion of the Regional Housing Needs for all income groups. These income groups are: Very Low Income, Other Low Income, Moderate Income and Above Moderate Income and are used in the process of determining if local jurisdictions are meeting the needs of low income households. As a result of this data market areas were developed in order to allocate construction need by income for the plan. The HCD construction need totals were divided first by jurisdiction but in addition, the RHN has determined more specific market areas which will all share the total allocation of 7,549 housing units (See Table 27)

Table 27

Estimated Housing Units Needed Per Jurisdiction 1992-1997

City	Very Low	Other Low	Moderate	Above Moderate	Total
Avenal	96	77	81	131	385
Corcoran	188	149	188	259	784
Hanford	755	513	634	1,117	3,019
Lemoore	256	158	256	548	1,218
Unincorporated	514	551	506	572	2,143
Total	1,809	1,448	1,665	2,627	7,549

Housing Market Areas

Market areas in the 1984 (RHN) were reevaluated to determine whether any areas should be incorporated into other market areas or if the boundaries or market areas should be re-drawn. It was felt that the market areas identified in 1984 should be changed.

Two concepts set the approach taken to reevaluate the market area designations. One, market areas should not divide developed areas; and two, market areas in general are sub-regions in which there is interaction between employment opportunities and where people choose to live. The method of evaluation used to reconsider market area boundaries was based on examining the changing demographics patterns that have occurred over the last 7 years.

This plan however, will allocate housing construction need to each of the four cities and the Unincorporated County. Further breakdowns will be discussed in detail in the housing element.

The housing element will divide the Region into 4 market areas. The Northeast County, the Northwest County, the Southwest County and the Southeast County.

Each of these is divided into several housing markets areas. The Northeast County contains the following parts: (See Figure 1)

- 3.1 City of Hanford
- 3.1.1 Hanford fringe area
- 3.2 Northeast unincorporated county
- 3.3 Armona and Grangeville

The Northwest market area includes:

- 3.4 City of Lemoore
- 3.4.1 Lemoore fringe area
- 3.5 Northwest unincorporated county
- 3.6 Stratford
- 3.7 Lemoore Naval Air Station

The Southwest market area includes:

- 3.8 City of Avenal
- 3.9 Southwest Mountain Area

The Southeast market area includes:

- 3.10 City of Corcoran
- 3.10.1 Corcoran urban fringe
- 3.11 Lake Basin
- 3.12 Kettleman City

The Northeast County:

Consists of the City of Hanford as well as remaining unincorporated territory. In addition, there are unincorporated communities of Armona and Grangeville. The geographic boundary of this region consist of the Fresno County line on the north, 16th Avenue on the west, Tulare County line on the east and Nevada Avenue on the south. The Northeast Market consists of the largest urban area in the county and has become a major shopping, employment and residential area. In addition there is a substantial amount of agriculture and some non-agriculturally oriented industries in South Hanford.

The Northwest County:

Consists of the City of Lemoore, the unincorporated community of Stratford and the Lemoore Naval Air Station as well as remaining unincorporated territory. This area is bordered by the Fresno County line to the north and west, 16th Avenue on the east, and Nevada Avenue on the south. Agriculture is the major activity. Lemoore functions as a service center for the Naval Air Station.

The Southwest County:

Avenal is the only city in this market area which serves as a service center for the California State Prison at Avenal. The mountain area is used for cattle grazing and as a wildlike habitat. This area is bounded

by I-5 and the California Aqueduct on the east, Fresno County line on the north, Monterey County line on the west, and Kern and San Luis Obispo County lines on the south.

The Southeast County:

This area includes two areas: The West lake Basin and the East Lake Basin. The area consists primarily of the Tulare Lake Basin bordered by Nevada Avenue and the Fresno County line on the north, the I-5 and the California Aqueduct on the west, Tulare County line on the east and Kern County line on the south. In the East Lake Basin area, the economic base is agriculture. The City of Corcoran acts as a service center to the Corcoran State Prison and can be considered to constitute a separate housing market area from the West lake Basin which consists primarily of the unincorporated community of Kettleman City which is at the junction of Highway 41 and Interstate 5, and Stratford.

Table 28
New Construction Need
1992-1997
Regional Housing Plan

Estimated Household Units on January 1, 1992 in each Market Area and Projected Units by July 1997 by Income Group

MARKET AREA	INCOME GROUP	% OF POPULATION BY INCOME GROUP (80 CENSUS)	# OF HSG UNITS BY INCOME GROUP IN 1990 (90 CENSUS)	ALLOCATION OF CONSTRUCTION NEED BY INCOME GROUP FROM 1992-1997	TOTAL # OF HSG UNITS BY INCOME GROUP BY 1997
<u>Northeast</u> Hanford City	Very Low	25%	2,862	676	3,538
	Low	17%	1,946	460	2,406
	Moderate	21%	2,404	567	2,971
	Above Moderate	37%	4,237	1,000	5,237
	Total	100%	11,449	2,703	14,152
Hanford Fringe	Very Low	25%	324	79	403
	Low	17%	220	54	274
	Moderate	21%	272	66	333
	Above Moderate	37%	478	117	595
	Total	100%	1,294	316	1,610
Subtotal	Very Low	25%	3,186	755	3,941
	Low	17%	2,166	573	2,739
	Moderate	21%	2,676	634	3,310
	Above Moderate	37%	4,715	1,117	5,832
	Total	100%	12,743	3,019	15,762
Northeast Unincorporated County	Very Low	19%	542	133	675
	Low	24%	684	168	854
	Moderate	24%	684	168	854
	Above Moderate	33%	941	230	1,171
	Total	100%	2,851	699	3,554
Armona	Very Low	19%	186	67	253
	Low	24%	235	85	320
	Moderate	24%	235	85	320
	Above Moderate	33%	322	116	438
	Total	100%	978	353	1,331
TOTAL	Very Low	24%	3,914	955	4,869
	Low	19%	3,085	767	3,852
	Moderate	22%	3,595	886	4,481
	Above Moderate	35%	5,978	1,463	7,441
	Total	100%	16,572	4,071	20,643

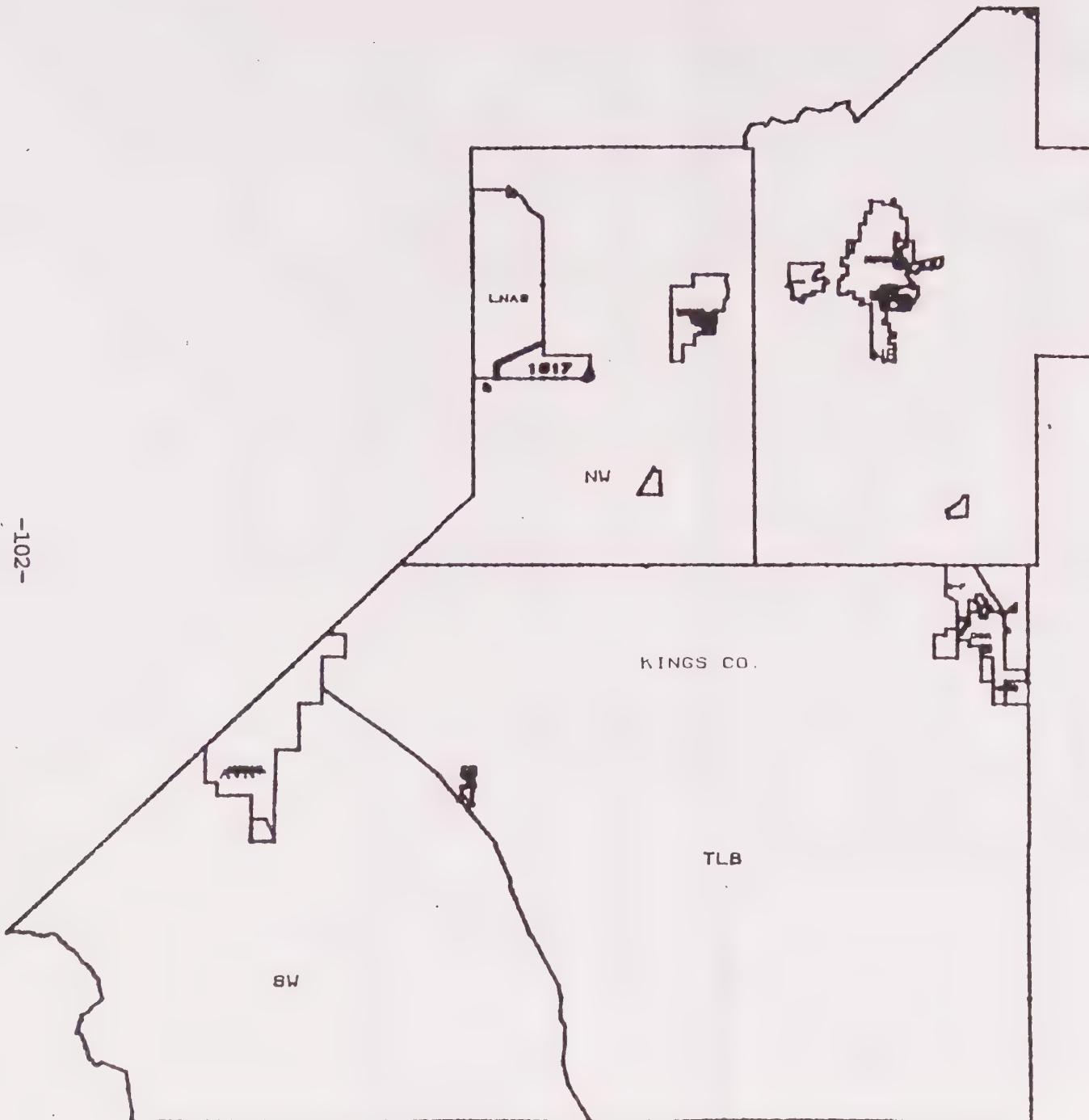
MARKET AREA	INCOME GROUP	% OF POPULA-TION BY INCOME GROUP (80 CENSUS)	# OF HSG UNITS BY INCOME GROUP IN 1990 (90 CENSUS)	ALLOCATION OF CONSTRUCTION NEED BY INCOME GROUP FROM 1992-1997	TOTAL # OF HSG UNITS BY INCOME GROUP BY 1997
<u>Northwest</u> Lemoore City	Very Low	21%	1,031	254	1,285
	Low	13%	638	157	795
	Moderate	21%	1,031	254	1,285
	Above Moderate	45%	2,210	544	2,755
	Total	100%	4,910	1,210	6,120
Lemoore Fringe	Very Low	21%	7	2	9
	Low	13%	4	.1	5
	Moderate	21%	7	2	9
	Above Moderate	45%	15	3	18
	Total	100%	33	8	41
Subtotal	Very Low	21%	1,038	256	1,294
	Low	13%	642	158	800
	Moderate	21%	1,038	256	1,294
	Above Moderate	45%	2,225	548	2,773
	Total	100%	4,943	1,218	6,161
Northwest Unin-corporated County	Very Low	19%	350	160	510
	Low	24%	442	201	643
	Moderate	24%	442	201	643
	Above Moderate	33%	607	278	885
	Total	100%	1,841	* 840	2,681
Stratford	Very Low	19%	44	16	60
	Low	24%	56	21	77
	Moderate	24%	56	21	77
	Above Moderate	33%	76	29	105
	Total	100%	232	87	319
LNAS	Very Low	19%	302	0	302
	Low	24%	382	0	382
	Moderate	24%	382	0	382
	Above Moderate	33%	526	0	526
	Total	100%	1,592	*0	1,592
TOTAL	Very Low	20%	1,734	432	2,165
	Low	18%	1,522	380	1,902
	Moderate	22%	1,918	478	2,396
	Above Moderate	40%	3,434	855	4,289
	Total	100%	8,608	2,145	10,753

MARKET AREA	INCOME GROUP	% OF POPULATION BY INCOME GROUP (80 CENSUS)	# OF HSG UNITS BY INCOME GROUP IN 1990 (90 CENSUS)	ALLOCATION OF CONSTRUCTION NEED BY INCOME GROUP FROM 1992-1997	TOTAL # OF HSG UNITS BY INCOME GROUP BY 1997
<u>Southwest</u> City of Avenal	Very Low Low Moderate Above Moderate Total	25% 20% 21% 34% 100%	444 355 373 604 1,776	96 77 81 131 385	540 432 454 735 2,161
<u>Southwest Mountain Area</u>	Very Low Low Moderate Above Moderate Total	19% 24% 24% 33% 100%	11 14 14 19 58	3 3 3 5 14	14 17 17 24 72
TOTAL	Very Low Low Moderate Above Moderate Total	25% 20% 21% 34% 100%	455 369 387 623 1,834	99 80 84 136 399	554 459 471 759 2,233
<u>Southeast</u> City of Corcoran	Very Low Low Moderate Above Moderate Total	24% 19% 24% 33% 100%	652 515 652 895 2,714	154 122 154 211 641	806 637 806 1,106 3,355
Corcoran Fringe	Very Low Low Moderate Above Moderate Total	24% 19% 24% 33% 100%	152 120 152 210 634	34 27 34 48 143	186 147 186 258 777
Subtotal	Very Low Low Moderate Above Moderate Total	24% 19% 24% 33% 100%	804 635 804 1,105 3,348	188 149 188 259 784	992 784 992 1,364 4,132

MARKET AREA	INCOME GROUP	% OF POPULATION BY INCOME GROUP (80 CENSUS)	# OF HSG UNITS BY INCOME GROUP IN 1990 (90 CENSUS)	ALLOCATION OF CONSTRUCTION NEED BY INCOME GROUP FROM 1992-1997	TOTAL # OF HSG UNITS BY INCOME GROUP BY 1997
Lake Basin	Very Low	19%	36	9	45
	Low	24%	46	11	57
	Moderate	24%	46	11	57
	Above Moderate	33%	64	16	80
	Total	100%	192	47	239
Kettleman City	Very Low	19%	55	20	75
	Low	24%	69	25	94
	Moderate	24%	69	25	94
	Above Moderate	33%	96	33	129
	Total	100%	289	103	392
TOTAL	Very Low	23%	895	217	1,112
	Low	20%	750	185	935
	Moderate	24%	919	224	1,143
	Above Moderate	33%	1,265	308	1,573
	Total	100%	3,829	934	4,763
GRAND TOTAL	Very Low	24%	6,998	1,703	8,701
	Low	19%	5,726	1,412	7,138
	Moderate	22%	6,819	1,672	8,491
	Above Moderate	35%	11,300	2,762	14,062
	Total	100%	30,843	7,549	38,392

Source: Kings County Regional Planning Agency using Regional Housing Needs Plan Allocation percentages.

A balance between different types of housing units should be maintained in order to provide adequate housing choices and to maintain a desirable living environment. The types of housing units to be provided also depend on specific local needs. The rapid population growth experienced in Kings County communities due to 2 new prisons and the Lemoore Naval Air Station resulted in a demand for a large number of renter occupied units. However the need for this type of housing has been stabilizing. It seems each community is developing a desired ratio between different types of housing units which should be retained in the future. The current ratios are found in Table 29.



DEUDTRICL DTRICL PLU

PLAN : Reg. Housing Needs
MAP : Map 06031
GEOG : AREA8
DATE : 06/28/91
TIME : 17:03:17

AREAS BOUNDARIES

PLACE BOUNDARIES

COUNTY BOUNDARIES



0 5.0 10.0
15.0 miles

GEORGRAPHIC DATA TECHNOLOGY, INC.
13 Dartmouth College Hwy, Lyme, NH
03776-2163

Table 29
Projected Dwelling Units by type of Structure
1992-1997

Jurisdiction	Type of Units and % of Total Units	No. of New Units Allocated	Units to be Constructed per year
Kings County	Single Family 67 Multi-family 26 Mobile Homes 7 Total 100	5,058 1,963 528 7,549	1,011 393 106 1,510
Hanford	Single Family 65 Multi-family 31 Mobile Homes 4 Total 100	1,962 936 121 3,019	392 187 24 604
Hanford fringe	Single Family Multi-family Mobile Homes Total		
Northeast County	Single Family Multi-family Mobile Homes Total		
Armona	Single Family 86 Multi-family 12 Mobile Homes 2 Total 100	304 42 7 353	61 8 2 71
Lemoore	Single Family 58 Multi-family 38 Mobile Homes 4 Total 100	706 464 48 1,218	141 93 10 244
Lemoore fringe	Single Family Multi-family Mobile Homes Total		
Stratford	Single Family 94 Multi-family 2 Mobile Homes 4 Total 100	81 2 4 87	16 1 1 18
INAS	Single Family Multi-family Mobile Homes Total		

Jurisdiction	Type of Units and %	No. of New Units Allocated	Units to be Constructed
Avenal	Single Family 65 Multi-family 27 Mobile Homes 8 Total 100	250 104 31 385	50 21 6 77
Southwest County	Single Family Multi-family Mobile Homes Total		
Corcoran	Single Family 71 Multi-family 25 Mobile Homes 4 Total 100	557 196 31 784	111 39 17 157
Corcoran fringe	Single Family Multi-family Mobile Homes Total		
Tulare Lake Basin	Single Family Multi-family Mobile Homes Total		
Kettleman City	Single Family 58 Multi-family 25 Mobile Homes 17 Total 100	60 26 17 103	12 5 4 21

Source: 1990 Census and 1991 Regional Housing Needs Plan

Given these numbers it can be safely assumed that the city's can continue to grow at their current ratios. For example of the 1,210 housing units projected for construction in Lemoore, approximately 706 should be single family detached homes, 464 should be multi-family units and 48 mobile homes.

As of 1991, the city has 915 dwelling units approved but not built in various subdivisions and multi-family projects as shown on page 105. Of the 915 housing units which are approved but not yet built projects 645 or 70% are single family units and 270 or 30% are multi-family. If all of the approved projects are build, the ratio will allow Lemoore to meet its housing need over the next five years. Page 106 lists the proposed current single family units that have been approved and are available for housing in Hanford. (2,186) Clearly, if all of these lots are developed, then Hanford will exceed it's housing ratio of 65-31.

Avenal, is currently almost at their expected totals assuming their existing projects materialize. They have approved 108 of 104 multiple-family units needed and 166 of 250 needed from Table 26 single-family units. The area of biggest concern will be in the unincorporated communities of Stratford, Armona and Kettleman City. The housing allocation for the unincorporated County is well over 2,000 units which will have to be focused in the three Unincorporated Community Service Districts and the city fringe areas. The capacity for growth is limited in Stratford, Armona and Kettleman City (this is further discussed in Section 7.0 Governmental Constraints) therefore the majority of housing growth will occur in the fringe areas and the cities. It must be argued then that the cities will have more housing development occurring than the unincorporated County areas. This may be more as a result of cities having services than as a result of local land use policy which protect agricultural land from urban encroachment.

92HES

TOWN OF HANFORD

Recent Single Family Residential Development

TRACE #	NAME	ORIGINAL TENTATIVE LOTS	APPROVAL DATE	EXPIRATION DATE	RECORDED LOTS	REMAINING TENTATIVE LOTS	BUILT LOTS	REMAINING RECORDED LOTS	MAP LOCATION	DEVELOPER	AVERAGE HOUSE SIZE (SO. FT.)
455	Glenn Arbor Est. #2	55	10/04	10/06	55	0	30	25	B-5	Dev-Corp	1800-2000
470	Curtis Park #1,2,3	58	3/84	8/88	58	0	57	1	C-2		2000-3000
471	Harvest View Estates	32	8/86	8/88	32	0	30	2	C-1		1400-2000
500	Huron Polo Estates	15	7/04	7/06	15	0	14	1	C-2		1800-3200
517	Northside #5	38	5/85	5/87	38	0	26	12	C-1,2		2000-3500
521	Hansonette #4,5,6	90	9/86	9/91	90	0	86	4	C-1	Wathen Const.	1400-2000
527	Westport Estates	15	6/85	6/86	15	0	12	3	C-1		1800-3000
535	Campus Est. Addn. #3	28	2/86	10/88	28	0	18	10	B-3		1800-3000
542	Morningside Estates	88	3/86	3/91	26	62	0	26	C-1		1800-2300
545	Northgate Estates	70	1/88	1/93	70	0	51	19	C-1	Sandalwood Development	1800-2300
547	Lone Oak Estates	46	8/86	8/91	21	25	0	21	C-1		1400-1600
553	Heritage	20	1/87	1/89	20	0	10	2	B-4	Herritage Builders	1800-2000
559	Country Crossing	51	10/87	10/90	51	0	31	20	B-5	Devcorp	1000-1300
561	Bassel Slough Estates	7	11/87	11/89	7	0	1	6	C-2		1500-1600
563	Huron Polo Estates #4	15	5/88	5/90	15	0	6	9	C-2		2000-3000
565	THE NAMED	155	7/88	7/92	0	155	0	0	B-1		
572	Sunrise Gardens 2	51	8/88	8/90	51	0	31	20	B-2	Budget Homes	1100-1500
578	Pine Castle Estates	69	8/88	8/90	69	0	69	0	B-2	Hanano Co.	1100-1400
581	Northwood #6	25	10/88	10/90	25	0	24	1	B-2	Daley Ent.	1100-1600
583	Northwood #7	20	12/88	12/90	20	0	26	2	B-2	Daley Ent.	1100-1400
584	Kings Garden #4	48	2/89	2/91	48	0	9	39	B-3		1100-1600
587	Northwood #8	32	5/89	5/91	32	0	23	9	B-2	Daley Ent.	1400-2000
588	Hansonette #7	86	7/89	7/91	41	45	2	39	C-1	Wathen Const.	1800-3200
589	Pine Castle Estates #2	37	5/89	5/91	37	0	37	0	B-2	Hanano Co.	1200-1400
592	Encore #8	7	9/89	9/91	7	0	0	7	C-1		
593	Hidden Valley Estates	62	7/09	7/91	62	0	2	60	C-2		1800-2100
595	Barthold #9	54	12/89	12/90	20	34	0	20	B-2	Daley Ent.	1100-1500
596	Pine Castle Addition	352	10/89	10/91	129	223	0	129	B-1	Hanano Co.	1200-2400
607	Pine Castle Est. #3,4	154	11/89	11/91	76	70	76	0	B-2	Hanano Co.	1100-2100
610	THE NAMED	12	11/89	11/91	0	12	0	0	C-2		
610	Park Monterey	53	11/89	11/91	53	0	1	52	C-1		1600-2200
611	Harvest View Est. #3	18	11/89	11/91	19	0	4	15	C-1		1000-2300
612	Laurel Estates #4	20	11/89	11/91	0	20	0	0	B-3		1800-3000
612	Hyde Park	14	6/90	6/92	14	0	7	7	B-4	Home Development Inc.	1300-1500
613	Hanford Village Homes	87	6/90	6/92	87	0	5	82	B-3		1300-1700
614	Babylon Oaks	16	7/90	7/92	16	0	1	15	C-2	Home Development Inc.	1800-2100
615	Parkplace #3	72	2/91	2/93	0	72	0	0	B-2		
616	Schoenmicher	4	8/90	8/92	0	4	0	0	A-5		
617	THE NAMED	153	10/90	10/92	0	153	0	0	C-1	Hedlund-Herholm	
620	BBT Lakes	64	11/90	11/92	0	64	0	0	C-1	Home Development Inc.	
621	Bassel Slough Est. #2	27	9/90	9/92	0	27	0	0	C-2	Jerry Irons	
626	Cedar Grove Estates	17	11/90	11/92	0	17	0	0	B-2	Craig-Chatham Realty Group	
627	Sierra Vista Estates	157	12/90	12/92	0	157	0	0	B-5	Heritage Builders	
628	Covington Estates	25	1/91	1/93	0	25	0	0	B-3	Hitch Covington	
629	Fountain Plaza	100	1/91	1/93	0	100	0	0	B-1	Hanford Construction	
630	Central Park	105	1/91	1/93	0	105	0	0	B-5	Home Development Inc.	
631	Copper Estates #5	52	7/91	7/93	0	52	0	0		Glen Wells Construction	
632	Cielo En Tierra	90	5/91	5/93	0	90	0	0			
633						0	0	0			
634						0	0	0			
635						0	0	0			

City of Lemoore: APPROVED BUT NOT BUILT HOUSING UNITS 1989

TYPE OF DEVELOPMENT	SUBDIVISION NO./ COUNTY TRACT NO.	LOCATION	NUMBER OF UNBUILT LOTS/ UNITS.	COMMENTS
Single Family	8806/Tr. 582	West of Lemoore Canal & north of Hanford/Arizona Road.	64	
Single Family	8803/Tr. 586	Northwest of the inter- section of 19th Ave & Cedar Lane.	30	Phase I
Single Family	Tr. #575	Northwest corner of Highway 198	8	
Single Family	9001/Tr. 618	Adjacent to State Highway 198.	7	
Single Family	8802/Tr. 507	Southeast of Lemoore Ave. & Helene St.	16	
Single Family	9004/Tr. 630	Southwest of of Hanford- Arizona Rd. & Fox Street.	52	
Single Family	8902/Tr. 616	West of Lemoore Ave. 111 & south of Hanford/Arizona Road.	39	Phase I Phase II
Single Family	9104/Tr. 639	Northwest of Hwy 198 & 19th Ave intersection.	70	
Single Family	9007/Tr. 642	Approximately 97 300 ft. West of Lemoore Canal & north of Hanford/Arizona Rd.	97	

Single Family 9102/Tr.630	South of Hanford/Arena Rd. & east of North Side Park.	72
Single Family 9101/Tr.648	South of Oleschner Ave. & approximately 85 ft. east of Smith.	12
Single Family 9003/Tr.633	Located between the two existing dead-ends of Cherry Lane.	21
Single Family 8605/Tr.567	Cinnamon Dr. east of Lancaster Avenue.	45
<u>TOTAL SINGLE FAMILY</u>		<u>645</u>

Multi-Family	9006/Tr. 571	South of Hanford/ Armona Road.
Multi-family	8906/Tr.	Adjacent to 100 the north side of Hanford/ Armona Road between Beverly & Belinda Drive.
Multi-family	556	South side of .30 Cinnamon Dr. east of Lakeview Apts.

TOTAL MULT-FAMILY 270

Source: City of Lancaster, Community Development Department.

**CITY OF AVENAL
RESIDENTIAL DEVELOPMENT
PROJECT LIST**

TYPE OF DEVELOPMENT	LOCATION	NO. OF UNITS/ UNBUILT LOTS
TRACT NO. 486 Phase 2 Single-Family	Alpine and Sonoma between Third and Fifth Ave.	6
TRACT NO. 487 Single-Family Multi-Family	North of W. San Joaquin east of Hwy. 33 and west of First Ave.	90 100
TRACT 501 Single-Family	South of Hydril and east of Corcoran Ave.	15
MOBILE HOME PARK	East of Corcoran and north of Whitney	55
RANGEL DEVELOPMENT (Infill) Multi-Family	Lassen between Union Ave. and Corcoran Ave.	8
TOTAL SINGLE-FAMILY		166
TOTAL MULTI-FAMILY		108

6.0 RESIDENTIAL LAND RESOURCES

In order to properly plan for future housing needs, undeveloped lands available for housing within existing urban boundaries and within projected growth areas must be inventoried. County policies encourage development to take place within incorporated cities.

6.1 Available Land Inventory

Table 30 itemizes properties reserved for the County's growth. These properties include vacant and redevelopable lands presently within the county and cities that are adjacent to or within reasonable distance from public sewer, water, and street systems, and unincorporated lands on the City fringe that are presently zoned for limited agriculture and designated on the County's General Plan as an urban reserve. These areas will be redesignated and zoned to an urban residential classification upon annexation to (City). It is important to note that present city and county policy encourages urban development to take place within cities where urban facilities and services are available. The county's Urban Areas Service Plan requires that all development requests on the city's fringe be referred to the city for annexation.

Development of vacant by-passed lands within the city's jurisdiction is encouraged in order to protect agricultural lands on the fringe and provide greater utilization of existing infrastructure. In order to encourage development of by-passed remnant parcels, the city will consider amending its policies to permit higher densities given certain locational criteria and where development will not have significant adverse impacts upon adjacent properties. Such criteria may include properties that are contiguous to higher density or other intensive nonresidential development, or properties which have a size and shape that may make it difficult to be developed in a manner similar to other surrounding properties.

6.2 Estimated Dwelling Capacity by Land Use Designation/Zoning

State law requires that zoning be consistent with adopted General Plans (except Charter cities). County's undeveloped and redevelopable lands have been zoned in accordance with the present land use plan and development potential may be determined based upon the maximum allowable density of each zoning district. It is more difficult to specify the development potential of fringe area land where county agricultural zoning is in place. However, for planning purposes, future development may be estimated for the residential reserve areas based on average density. Low, medium, and high density residential reserve designations will ultimately translate into average densities of (1-2), (4-7), and (11-24) dwelling units per acre.

Manufactured housing is considered an important housing alternative, especially as related to serving the needs of lower-income households. Chapters 1571 and 1572, Statutes of 1988, require that manufactured housing must be permitted on permanent foundation systems on all

single-family zoned lots, so long as the unit is no more than ten years old on the date of application, and meets federal and optional local standards specified in Government Code Section 65852.3. (A locality may exempt from this provision any place, building, structure, or other object listed on the National Register of Historic Places.) Section 65852.3 specified that local governments may impose architectural requirements on the manufactured home itself which are limited to roof overhang, roofing material, and siding material, so long as the requirements, or any other lot development standards imposed on the manufactured home installation, do not exceed those required for a conventional home on the same lot. Section 675852.4 has been added to the Government Code to specify that a locality may not subject an application to install a manufactured home on a foundation system on a single-family lot to any administrative permit, planning, or development process or requirement unless it is identical to those which would be imposed on a conventional home on the same lot.

Table 30 indicates the potential types and numbers of dwellings based on present and planned zoning. As indicated, the residential land reserves are adequate to meet anticipated growth. Also, the amount of land designated for medium and high density residential use is sufficient to provide for the estimated 2,143 units of new housing determined necessary by the Regional Housing Needs Plan to provide new housing opportunities for low and lower income households within the Unincorporated County.

City of Lemoore: VACANT LAND ZONED FOR RESIDENTIAL USE, 1969

HOUSING TYPE	ZONE DISTRICT	LAND USE CATEGORY	VACANT ACRES	UNITS/ ACRE	POTENTIAL DWELLING UNITS
Single Family	RA R-1	Low and Low Medium Density	530	4	2,120
Multi-Family	RM-2.5 RM-3	Medium Density	55	12	660
	RM-2	High Density	22	18	396
Total			607	34	3,266

Source: City of Lemoore, Community Development Department.

VACANT LAND ZONED FOR RESIDENTIAL USE
by acres and by maximum potential dwelling units

CITY OF AVENAL

Zone District	Acres	Potential Dwelling Units
R-1	140.75	919
RM	111.52	2,428
RRE	21.25	16
Total Residential	273.52	3,363
 T	 1.00	 26
 Other Zones*	 138.99	 841
TOTAL	413.51	4,230

* Where General Plan designates residential uses in the future.

HOUSING UNITS PER ACRE
UNDER EXISTING GENERAL PLAN DENSITY DESIGNATIONS (^{as of}) :

	1	2	3	4	5	6	7	8	9	10	10<
HANTE	X-----X-----				X-----X-----			X-----X-----X->			
	VL	LOW				LOW-MED			MED	HIGH	
	(C-2)	(2-5)				(5-8)			(8-17)	(17-29)	
CORC	X-----X-----				X-----X-----			X-----X->			
		LOW				LOW-MED			MED	HIGH	
		(1-5)				(5-9)			(9-18)	(17-29)	
LEM	X-----X-----X-----										>
	LOW	LOW-MED							MED	HIGH	
	(.6-2)	(2-4)							(5-15)	(16-20)	
AV	X-----X-----										>
		SINGLE FAMILY							MULTI FAMILY		
		(1-6)*							(7-16)*		
CO	X-----X-----X-----X-----X-----X->										
	VL	LOW	LOW-MED			MED			MED	HIGH	HIGH
	(1)	(1-2)	(2-4)			(4-7)			(7-11)		(11-24)

* Represents City's best estimate; specific designations are currently being developed

7.1 GOVERNMENTAL CONSTRAINTS

7.1.1 Land Use and Development Controls

Zoning can be a critical determinant of the quantity and price of housing in several ways. Zoning can restrict development when large lot and unit sizes are mandatory, specific types of housing are prohibited, or high architectural standards are required.

As shown in Table 31, Column 1, when new lots are being created, minimum lot sizes for single-family residences in Kings County range from 5,000 square feet in Avenal to 10,000 square feet in the R-1-10 zone in Corcoran. The remaining jurisdictions have minimum lot sizes of 6,000 square feet if utilities (water and sewer) are available, except Lemoore, where the minimum is 7,000 square feet. The 6,000 square foot minimum is considered fairly standard for the single-family residential zone and should not pose a constraint for residential development. No jurisdictions in the Kings County area currently have minimum unit size requirements, except for the city of Hanford which requires that mobile homes be 775 square feet or larger in size.

One type of housing greatly affected by zoning is manufactured housing or mobile homes. This type of housing has historically been subject to exclusion from communities. As a result, it has most often been located in unincorporated areas peripheral to existing urban communities. Today, however, the distinction between conventional site-built and manufactured housing is becoming increasingly blurred. With the external finishes being applied, combined with placement on foundations, many units appear identical to those which are site-built. The majority of the manufactured units are never moved once sited. As a result, manufactured housing is becoming increasingly acceptable in the context of conventional neighborhoods.

Table 31 also lists the zone classifications under which manufactured housing is presently allowed in each Kings County jurisdiction. Compliance with SB 1960 will remove any land use constraints on mobile home development in the Kings County area. For those jurisdictions choosing not to allow mobile homes in single-family residential zones, the standards in SB 1960 have to be followed, unless the jurisdiction adopts its own standards for the siting of these residences.

1. Older existing residential lots that were legally established and which allowed for single-family uses were often less than 6000 square feet in size. It is only when a new lot is being created that the 6000 square foot minimum is imposed.

Table 31
Governmental Constraints
Land Use and Development

	Minimum Lot Sized for Single-Family Residences	Minimum Unit Size Requirements			Zone Classification Under Which Manufactured Housing Presently Allowed (Compliance with SB 1960 will remove land use constraints on manufactured housing development)	units per acre
		Standard Units	Mobile Homes	Additional Restrictions on 2-story Residences		
3.1 Hanford	6,000 sq. ft.	None	775 sq. ft.	Applies to any structure over 5 high. Additional 5' per story side; additional 10' per story rear	All single or multi- family zones	Varies by zone district
3.1.1 Hanford Fringe						
3.2 Northeast Unincorporated County	6,000 sq. ft.	None	Over 40' long	Additional 10' per story, side yard 10' per story, rear yard	In any regular residential zones	In mobilehome park 12.5 units per acre maximum in regular resi- dential zones as allowed by Gener- al Plan density designations
3.3 Armona						
3.4 Lemoore	7,000 sq. ft. 5,000 PUD and Multi-Family	None	Over 40' long Over 8' wide 775 sq. ft.	2 story portion must be 10' from property line	All residential zones	As in all single- family zones Mobile Home Parks allow 3,000 sq.ft.
3.4.1 Lemoore Fringe	6,000 sq. ft.	None	Over 40' long Over 8' wide	Additional 10' per story, side yard, 10' per story, rear yard	In any regular residen- tial zones	In mobilehome park 125 units per acre maximum in regular resi- dential zoned as allowed by Gener- al Plan density designation
3.5 Northwest Unincorporated County	6,000 sq. ft.	None				
3.6 Stratford	6,000 sq. ft.	None	Over 40' long Over 8' wide			

(Continued)

Table 31
Governmental Constraints
Land Use and Development

Area	Minimum Lot Sized for Single-Family Residences	Minimum Unit Size Requirement			Zone Classification Under Which Manufactured Housing Presently Allowed (Compliance with SB 1960 will remove land use constraints on manufactured housing development)	units per acre
		Standard Units	Mobile Homes	Additional Restrictions on 2-story Residences		
3.7 INAS				The County has no jurisdiction over the Lemoore Naval Air Station. It is federal property which is managed and maintained by the U. S. Government.		
3.8 Avenal	5,000 sq. ft.	None	Over 40' long Over 8' wide	Additional 10' ft. per story, side yard; 10' per story, rear yard	All residential zones with a use permit	As in all single family zones
3.9 Southwest Unincorporated County	6,000 sq. ft.	None	Over 40' long Over 8' wide	Additional 10' per story, side yard, 10' per story rear yard	In any regular residential zone	In mobile home park, 12.5 units per acre maximum in regular residential zones as allowed by General Plan designations
3.10 Corcoran	6,000 sq. ft.	None	Over 40' long Over 8' wide	Rear yard setback 10'-10' per story rear yard	Residential mobilehome District	One unit per lot as for single-family zones
3.10.1 Corcoran Fringe						
3.11 Tulare Lake Basin	6,000 sq. ft.	None	Over 40' long Over 8' wide	Additional 10' per story, side yard, 10' per story rear yard	In any regular residential zone	In mobile home park, 12.5 units per acre maximum in regular residential zone as allowed by General Plan designations.
3.12 Kettleman City						

7.1.2 Land Availability

Local zoning determines the quantity of land available for housing development. Data quantifying the amount of land currently zoned for the development of all types of housing in the Kings County area are presented in Table 32; these figures represent only the land currently zoned for housing, without considering areas which may be subject to annexation. The corresponding numbers of units which may be accommodated and the numbers of units expected to be needed by 1997 are presented for comparison.

Land availability is generally not a constraint to development in Kings County. Property zoned for medium and high-density development is located within each Kings County incorporated city and is in relatively good supply.

Infrastructure Capacity

Table 34 also shows that there is adequate sewer system capacity for most Kings County jurisdictions, although two of them have systems which are at or nearing their respective capacities. Water system capacity is adequate in the four incorporated cities, and water quality is not a problem in any of these. The unincorporated areas all have sufficient water pressure to sustain fire flow, and a quality need exists in two county areas.

The critical issue for growth in the unincorporated area is in protecting the integrity of agricultural land. The County and the cities have adopted policies to promote growth where services exists. The areas most amenable to future growth are the cities and the unincorporated fringe areas. The Community Service District have been allocated a fair share of housing (Regional Housing Needs Plan 1991) but clearly Stratford and Armona are almost at water and sewer capacity. In the long run it is anticipated that future allocation of housing need as determined by HCD will better reflect this reality. Further, the unincorporated rural areas also have a large share of the housing allocation but housing in those areas are incidental and as a result of agriculture. Clearly, these areas will not be experiencing growth of any significant amount especially in light of California Environmental Quality Act policies. Appendix G Jan. 1991.

There are "Significant Effects when you convert prime agricultural land to nonagricultural use or impair the agricultural productivity of prime agricultural land". As a result, County land use policies are designed to reinforce the preservation of agricultural land and to encourage future growth into the areas where services exist as to create compact urban municipalities. Given these policies, it is believed that the County will attain its overall allocation of 7549 housing units over the next five years but unlikely that the unincorporated County can maintain its allocation of 2,143 units.

In conclusion, this constraint on unincorporated growth can be better attributed to a lack of services than to any governmental policies.

Table 32
Governmental Constraints
Land Availability and Adequacy

		Zoned Capacity		New Units Needed by 1997(1)	Infrastructure or Service System Shortfall		
		Residential Acreage	Maximum Potential Dwelling Units		Water	Sewer	
3.1	Hanford	700	5,000	2,703	Adequate	Adequate	
3.1.1	Hanford Fringe	747	2,135	316	Fringe Areas are required to connect to the nearest city water and sewer system		
3.2	Northeast Unincorporated County			1,080 (2)	Units in Rural areas use individual water and septic systems.		
3.3	Armona	149	1,505	353	Water quality problem	Capacity even with the proposed expansion	
3.4	Lemoore	607	3,266	1,210	Not at capacity	Not at capacity	
3.4.1	Lemoore Fringe	349	1,161	8	Fringe areas are required to connect to the nearest city water and sewer systems		
3.5	Northwest Unincorporated County			499	Units in Rural areas use individual water and septic systems.		
3.6	Stratford	69.55	550	87	Minimal Water quality problems	213 capacity	
3.7	INAS			(3)			
3.8	Avenal	413	4,230	385	State cutback drought relief surcharge	Adequate	
3.9	Southwest Unincorporated County			14	Units in rural areas use individual water and septic systems.		
3.10	Corcoran	101	1,000	641	Adequate	Adequate	
3.10.1	Corcoran Fringe	266	918	143	Fringe areas are required to connect to the nearest city water and sewer system.		
3.11	Tulare Lake Basin			47	Units in rural areas use individual water & septic systems		
3.12	Kettleman City	110.77	800	103	At half capacity	At half capacity	

Source: Kings Regional Planning Agency TOTAL 7,549

Cities of Avenal, Lemoore and County provided information from General Plan.
Cities of Hanford and Corcoran provided estimates.

- 1 New units needed by 1997 derived by State Department of Housing and Community Development to each community as identified in the Regional Housing Needs Plan.
- 2 The units in the unincorporated County areas were allocated simply as a percentage of the total number of housing units in each housing market area. Some additional housing units were allocated to the Kettleman City, Armona and Stratford areas since they are the only communities that can accommodate any future residential growth. Any other growth in the unincorporated County will be as a result of farming and agriculture and may be restricted by zoning but not by water and sewer capacity.
- 3 Currently housing being provided at the Naval Air Station is under the control of the federal government and not of the County. Therefore the allocation of new need which would be assigned to that area is being identified as part of the Northwest Unincorporated area. Although INAS' allocation is being identified as part of Northwest unincorporated County, the reality is that it's additional new construction need is already partially being absorbed by the cities of Lemoore and Hanford. The Northwest unincorporated area is agricultural land and is not absorbing the type of housing required for Naval Air Station employees. The housing in the Northwest unincorporated County is specifically farm related and incidental to agricultural use of the land.

Due to the lack of control by the County over NAS development, it would be appropriate to redistribute any future allocations from the base to the cities of Lemoore and Hanford and away from the Northwest unincorporated area. This situation may be realized in the next few year if the INAS is expanded by the federal government. Therefore through this Housing Element construction need would be more appropriately assigned to the cities of Lemoore and Hanford.

The following information describes existing sewer and water system capacities as they pertain to residential development; Tables 34 and 35 summarize these observations:

1. City of Avenal

Sewer - The existing system serves 1,776 housing units plus the prison and uses 800,000 gallons a day. Large housing developments, however, could necessitate increases in line capacity.

Water - The system has a 1.75 million gallons of treatment capacity for future growth.

2. City of Corcoran

Sewer - No limitations have been reported. The city system serves approximately 3,100 units and could handle about 650 more.

Water - No limitations have been reported. System supplies peak demand but does not have excess capacity.

3. City of Hanford

Sewer - The City's existing system serves about 10,500 units, and could handle another 3,000.

Water - through improved water treatment, Hanford's arsenic content level is below state requirements. Hanford drilled 3 new wells in 1987, therefore there is no limitations on the system.

4. City of Lemoore

Sewer - The existing system serves 4,728 units. Lemoore has the capacity for over 4,000 additional units.

Water - No limitations have been reported.

5. Kings County

Sewer - Housing units in areas not serviced by public sewer systems are on individual septic tank and leachfield systems. New subdivisions are required to connect to the nearest public water and sewer system if available.

Water - Housing units in areas not served by public water systems are on individual wells. New subdivisions are required to connect to the nearest public water and sewer system.

6. Armona Community Services District

Sewer - Armona's existing system serves 1,000 units and cannot handle much more at this time. Currently, Armona is in the process of expanding their sewer line which should allow an additional 200 units.

Water - Armona also has a water quality problem which it is attempting to solve by installing two new wells.

7. Kettleman City Community Service District

Sewer - The District's existing system serves about 350 housing units, and could accommodate 350 more units.

Water - The system is at capacity.

8. Stratford Public Utility District

Sewer - The system is at 2/3 capacity.

Water - All county areas have inadequate fire flow. The system can serve a doubling of community population over the next ten to twenty years.

Tables 36 and 37 summarize the following information:

7.1.2 Permit Approval Process

The amount of time required for permit approval in Kings County jurisdictions ranges from two weeks to six months for subdivision parcel and tract maps and seven to twenty-one days for building permits.

Since these times are not excessive, the time involved in processing planning and building permit approvals should not be considered a constraint to residential development in Kings County. (Table 36)

7.1.4 Processing Fees

Planning fees in Kings County vary from jurisdiction to jurisdiction. Tentative subdivision map filing fees (10 or more parcels) range from a flat \$138 to \$400 plus \$15 for the first 20 lots.

Use permit requests range from \$75 to \$400. The above fees do not include charges for environmental reviews.

These fees are not excessive and should not constrain residential development in Kings County. As a matter of fact, most of Corcoran's fees have not changed since 1984. (Table 37)

Development Fees - School Fees

Service fees for connection to sewer and water systems vary from jurisdiction to jurisdiction in Kings County. Fees range from as low as \$50 per fixture to \$1,500 per unit for sewer connections. Water connections range from no cost per unit to \$2,000 per unit. These fees do not include line extension or monthly service charges. In addition developer fees are charged by the various school districts ranging from .63¢ to \$1.58 per square foot for residential construction.

Table 34
Governmental Constraints
Sewer Capacity

	SEWER						Units Served	
			Capacity for Expansion					
	Individual Systems	Public System	Adequate	Nearing Capacity	At Capacity	Currently		
3.1 Hanford			X	X			10,500	
3.1.1 Hanford Fringe ³		* X					3,500	
3.2 Northeast Unincorporated County	X			X				
3.3 Armona	-		X			X	1,000	
3.4 Lemoore			X	X			4,708	
3.4.1 Lemoore Fringe ³		* X					4,292	
3.5 Northwest Unincorporated County	X			X				
3.6 Stratford			X		X		285	
3.7 INAS ²								
3.8 Avenal			X	X			1,776	
3.9 Southwest Unincorporated County	X			X				
3.10 Corcoran			X	X			2,800	
3.10.1 Corcoran Fringe ³		* X					2,000	
3.11 Tulare Lake Basin	X			X				
3.12 Kettleman City			X	X			350	
							350	

Source: From cities and County Public Works Departments

* The fringe areas of the cities are required to connect to the nearest public city (or utility district) water and sewer system.

1 Individual systems in the unincorporated County may use individual water and septic system although larger lots are required, therefore have a capacity for expansion.

2 INAS is under the control of the federal government.

3 Fringe areas are required to connect to the nearest city water and sewer system.

TABLE 35
Governmental Constraints
Water Capacity

		Individual Systems	Public Systems	Deficiencies Reported
3.1	Hanford		X	None
3.1.1	Hanford Fringe ³		X	
3.2	Northeast Unincorporated County	X		
3.3	Armona		X	Adequate fire flow Water quality problem
3.4	Lemoore	.	X	None
3.4.1	Lemoore Fringe		X	
3.5	Northwest Unincorporated County	X		
3.6	Stratford		X	Adequate fire flow Minimal water quality problem
3.7	LNAS ²			
3.8	Avenal		X	None
3.9	Southwest Unincorporated Corcoran	X		
3.10	Corcoran		X	None - System supplies peak demand, but does not have excess capacity.
3.10.1	Corcoran Fringe		X	
3.11	Tulare Lake Basin	X		
3.12	Kettleman City		X	None

1 Individual system in Unincorporated areas use individual water and septic systems, although larger lots are required therefore have a capacity of expansion.

2 LNAS is under the control of the federal government.

3 Fringe areas are required to connect to the nearest city water and sewer system.

7.1.3 Site Improvements

The intent of the following five tables is to show that in no jurisdiction have building regulations been written so as to specifically exclude any particular group or to restrain housing development.

Required Improvements, Avenal	
On-Site	Off-Site
<u>Multi-family Developments:</u>	
Water and sewer lines and meters	Curb and gutter; sidewalks with driveway access
All utility connections from property line to house	Street lights
Fencing on a case-by-case basis	Fire hydrants Street improvements as required Street signs
	New sewer and water lines if required (determined on a case-by-case basis)
<u>Single-Family Developments:</u>	
Same as multi-family (above)	Underground electrical and gas lines Same as multi-family (above)
<u>Multi-family Infill:</u>	
Same as multi-family (above)	Curb, gutter, sidewalks Possible street improvements (example: paved alley access)
	If missing from existing neighborhood: Fire hydrant Street lights New sewer and water lines
<u>Single-Family Infill:</u>	
Other than requiring a building permit and utility connections, there is no substantive review by the city of single-lot housing development	None
NB: Avenal has a Landscape Ordinance which requires:	
	1. Ground cover

Required Improvements, Avenal

On-Site	Off-Site
---------	----------

2. 2 - 15 gallon trees
3 - 15 gallon trees for a corner lot
3. Underground irrigation system.

Required Improvements, Corcoran

On-Site	Off-Site
---------	----------

New S-F Subdivision

Fencing on a case-by-case basis

Curb, gutter and street paving storm drainage system which include ponding basin

Utilities from front property line.

Sidewalk

Driveway

Utility extensions

Street lighting Street trees

New Multi-family Developments:

All of above plus:

Same as above

2 paved parking spaces per unit

2 paved parking spaces and 1 covered space per 2 bedroom unit

Landscaping

Land for park and recreational facilities

(Acreage dedicated based on size of subdivision)

Single-Family Infill:

Same as new single-family subdivisions

Curb, gutter and sidewalk

Multi-family Subdivisions:

Same as new, larger multi-family development (above)

Same as multi-family

Required Improvements, Hanford

On-Site	Off-Site
---------	----------

New S-F Subdivisions:

Fencing on a case-by-case basis Curb and gutter (on-site ponding basin on a case-by-case basis)

Homeowner must supply:

Utilities from front property line to house Sidewalk

Utility extensions

Trees - 1 per lot Street lighting

Paved parking and driveway

Multi-family:

All of above plus:

1 1/2 paved parking spaces per unit

Curb and gutter (on-site ponding basin on a case-by-case basis)

Sidewalk

Landscaping Street lighting

Automatic sprinkling system

Tot lots

Fencing

Single-Family Infill:

Same as new single-family subdivisions

Curb, gutter and sidewalk if missing from existing neighborhood

Multi-family Infill:

Same as new, larger multi-family developments (above)

Curb, gutter and sidewalk if missing from existing neighborhood

Required Improvements, Lemoore

On-Site	Off-Site
<u>New Single-Family Subdivisions:</u>	
2 paved parking spaces	Curb, gutter, and sidewalk
Electricity, gas, and telephone connections	Water and sewer systems
Connection to sewer, water, and storm drain systems	Storm drainage system Paved streets Fire hydrants Street name signs Street lighting Street trees and landscaping
<u>New Multi-family and Condominiums:</u>	
Paved parking areas	Water and sewer systems
Automatic sprinkling system	Storm drainage system
Open space and recreation areas	Connection to existing streets
Tot lots	Curb, gutter, and sidewalk Fire hydrants Street name signs Street lighting
Connection to city sewer and water system	Street trees and landscaping
Curb, gutter, and sidewalk	
Fencing	
Garbage container areas	
Possible storm drainage, in selected developments	
<u>New Single-Family Infill:</u>	
2 paved off-street parking spaces	
Connection to city sewer and water systems	

Required Improvements, Kings County Unincorporated

On-Site	Off-Site
---------	----------

New Single-Family Subdivisions:

Fencing optional; height and setback limitations imposed

Home builder must supply:

Utilities from front property line to structure

Paved parking and driveway

Curb, gutter, driveway approaches

Storm drainage or on-site ponding basin on a case-by-case basis

Sidewalk

Utility extensions

Street lighting

Streets

New Multi-family Developments:

All of above plus:

Same as above

1 1/2 paved parking spaces per unit

Landscapeing

New Single-Family Infill:

Same as new single-family subdivision

Curb, gutter and sidewalk if missing from existing lot but present elsewhere in neighborhood

New Multi-family Infill:

Same as new multi-family development (above)

Curb, gutter and sidewalk if missing from existing lot but present elsewhere in neighborhood

Table 36
Governmental Constraints on Housing Development

7.1.4 Permit Approval Process

	Time Required for Permit Approval						
	Subdivision Maps				Building Permits		
	Parcel Map		Tract Map		Single-Family	Multi-famil...	
	Tentative	Final	Tentative	Final			
3.1 Hanford	6-8 wks.	under 2	8-12 wks.	2 mos.	2 weeks		1 month
3.1.1 Hanford Fringe	2-3 mos.	2 mos.	3-6 mos.	2 mos.	under 1 week		under 3 weeks
3.2 Northeast Unincorporated County	2-3 mos.	2 mos.	3-6 mos.	2 mos.	under 1 week		under 3 weeks
3.3 Armona	2-3 mos.	2 mos.	3-6 mos.	2 mos.	under 1 week		under 3 weeks
3.4 Lemoore	30 days	30 days	30 days	60 days	1 week		under 3 weeks
3.4.1 Lemoore Fringe	2-3 mos.	2 mos.	3-5 mos.	2 mos.	under 1 week		under 3 weeks
3.5 Northwest Unincorporated County	2-3 mos.	2 mos.	3-6 mos.	2 mos.	under 1 week		under 3 weeks
3.6 Stratford	2-3 mos.	2 mos.	3-6 mos.	2 mos.	under 1 week		under 3 weeks
3.7 LNAS ¹							
3.8 Avenal	4-6 wks.	30 days	4-6 wks.	45 days	7-10 days		under 3 weeks
3.9 Southwest Unincorporated County	2-3 mos.	2 mos.	3-6 mos.	2 mos.	under 1 week		under 3 weeks
3.10 Corcoran	4-6 wks.	45 days	4-6 wks.	45 days	1-3 days		1 week
3.10.1 Corcoran Fringe	2-3 mos.	2 mos.	3-6 mos.	2 mos.	under 1 week		under 3 weeks
3.11 Tulare Lake Basin	2-3 mos.	2 mos.	3-6 mos.	2 mos.	under 1 week		under 3 weeks
3.12 Kettleman City	2-3 mos.	2 mos.	3-6 mos.	2 mos.	under 1 week		under 3 weeks

¹LNAS is under the control of the federal government.

Table 37
 Governmental Constraints on Housing Development
Processing and Development Fees

		Processing			Development		
		Tentative Subdivision Map Fees	Use Permit Request Fee	Per Parcel Fees	Sewer Connection Fees	Water Connection Fees	School Fees
3.1	Hanford	Tentative \$400; Final \$200 plus \$30 per lot deposit	\$400	\$10 per lot for over 10 lots	\$750 + construction costs	Construction costs + meter cost. No fee within city limit	\$1.58 sq. ft.
3.1.1	Hanford Fringe ¹	Tentative \$300 plus \$20/lot first 20 lots Final: \$125	\$120	\$5 per lot above 20 lots			\$1.58 sq. ft.
3.2	Northeast Unincorporated County ²	Tentative \$300 plus \$20/lot first 20 lots Final \$125	\$120	\$5 per lot above 20 lots			\$1.58 sq. ft.
3.3	Armona	Tentative \$300 plus \$20/lot first 20 lots Final \$125	\$120	\$5 per lot above 20 lots	\$1,050	\$2,000	\$1.58 sq. ft.
3.4	Lemoore	Tentative Map \$250 Final \$100	\$250	\$10 per lot over 10 lots	\$500	\$500	\$1.58 sq. ft.
3.4.1	Lemoore Fringe ¹	Tentative \$300 plus \$20/lot first 20 lots Final \$125	\$120	\$5 per lot above 20 lots			\$1.58 sq. ft.

Table 37
 Governmental Constraints on Housing Development
Processing and Development Fees
 (Continued)

		Processing			Development		
		Tentative Subdivision Map Fees	Use Permit Request Fee	Per Parcel Fees	Sewer Connection Fees	Water Connection Fees	School Fees
3.5	Northwest Unincorporated County ²	Tentative \$300 plus \$20/lot first 20 lots Final \$125	\$120	\$5 per lot above 20 lots			\$1.58 sq. ft.
3.6	Stratford	Tentative \$300 plus \$20/lot first 20 lots Final \$125			\$1,500	\$900	\$1.53 sq. ft.
3.7	LNAS ³						
3.8	Avenal	Tentative \$200 plus \$100 deposit Final \$175	\$75	\$20 per lot over 20 lots	\$50 per fixture unit	\$25 per fixture unit	\$.63 sq. ft.
3.9	Southwest Unincorporated County ²	Tentative \$300 plus \$20/lot first 20 lots	\$120	\$5 per lot above 20 lots			\$.63 sq. ft.
3.10	Corcoran	\$150	\$200	\$10/lot in excess of 10 lots	Single family \$350 Multi-family \$350/1st unit \$275/each additional unit	Single family \$225 + installation cost Multi-family \$125/unit + installation costs	\$1.50 sq. ft.

Table 37
 Governmental Constraints on Housing Development
Processing and Development Fees
 (Continued)

	Processing			Development		
	Tentative Subdivision Map Fees	Use Permit Request Fee	Per Parcel Fees	Sewer Connection Fees	Water Connection Fees	School Fees
3.10.1 Corcoran Fringe ¹	Tentative \$300 plus \$20/lot first 20 lots Final \$125	\$120	\$5 per lot above 20 lots	\$475 assessment fee	\$400 assessment fee SF permit	\$1.50 sq. ft.
3.11 Tulare Lake Basin ²	Tentative \$300 plus \$20/lot first 20 lots Final \$125	\$120	\$5 per lot above 20 lots			\$1.50 sq. ft.
3.12 Kettleman City	Tentative \$300 plus \$20/lot first 20 lots Final \$125	\$120	\$5 per lot above 20 lots	\$650	\$350	\$.63 sq. ft.

- ¹ The fringe areas of the unincorporated County are required to connect to the nearest public city or utility district) water and sewer system and are charged by the nearest system as well.
- ² Units in the rural unincorporated areas of the County still use individual water and septic system.
- ³ LNAs is under the control of federal government.

Based on discussions with local Realtors, it can be said that the Kings County area is experiencing rapidly increasing costs for residential development. In spite of the fact that financing is available in all areas, high interest rates, coupled with the effects of inflation in all areas related to housing, including materials, labor, financing, and land, are major obstacles affecting the local housing market. These obstacles have pushed home ownership beyond the reach of most moderate-income households. If housing costs (including property taxes, loan payments, interest rates, utility charges, and maintenance expenses) continue to increase more rapidly than incomes, it can be expected that single-family homes will be affordable to a smaller and smaller segment of Kings County's population.

In spite of the fact that fewer and fewer residents can afford to buy a single-family home, there is currently an increase in the development of both single- and multi-family housing in this area. It appears that some local developers are gambling on an improvement in the interest rates and a resulting increase in the numbers of qualified home buyers; but the saturation point for this type of speculative building is nearing, according to some local Realtors.

Investment in manufactured or mobile homes should provide an alternative for low- or moderate-income families wishing to buy a home but unable to afford a conventional single-family residence. The cost of buying a mobile home is substantially (35%) less than the cost of buying the average single-family home in this county, but can be roughly equal in cost to rental housing. Because of the preference of cost households for ownership as opposed to renting, and the limited home-purchasing power of more and more households, several changes in housing patterns may occur: homes will be smaller; cluster ownership, zero lot lines, planned unit developments, and other arrangements designed to consume less land, will be increasingly popular; and since approximately 15-20 percent of the cost of a home is attributable to construction labor costs (according to a Self-Help Enterprises) their homes themselves. Self-Help is an example of a program helping homebuyers do this.

7.2.1 Availability and Cost of Financing

Availability of financing for development and construction greatly depends on the prospects of success of the project as well as the professional reputation and credit rating of the firm or person seeking financing. Lack of adequate financing frequently results in large projects being done in phasing. This reduces the amount of financing needed at the outset and provides cash flow for completing later phases of the project.

Interest rates very much effect the development and construction costs of residential projects. During times, when interest rates are high the intensity of development generally slows down. The higher mortgage rates also discourage the perspective home buyers. In general, during the time when interest rates are high, both the developers and home buyers sit back awaiting and hoping the rates to come down. During the last three years, the annual interest rates have been fluctuating between 9 and 12 percent.

7.2.2 Price of Land

Land prices continue to grow in urban areas as demand increases with continuous growth. As a result of increased real estate, developments in the future are anticipated to be more compact in order to have economical use of land. Table 38 outlines various costs for undeveloped land countywide since 1984.

Table 38
Survey of Prices paid for Undeveloped
Residential Lots, 1984, 1990

Jurisdiction	Year	Area of Lot	Price Paid for:	
			Single-Family	Multi-family
City of Avenal	1984	6,250 sq. ft.	\$ 5,000	
	1991	6,250 sq. ft	8,500	\$10,000
	1991	10,000 sq. ft	10,000	12,000
City of Corcoran	1983	7,000 sq. ft.	\$11,900	None sold
	1991	7,000 sq. ft.	\$12,500	
City of Hanford	1983	8,335 sq. ft.	\$16,750	
	1983	12,035 sq. ft		\$27,000
	1991	8,335 sq. ft.	\$30,000	
	1991	12,035 sq. ft.		\$45,000
Middle and South Hanford	1983	7,200 sq. ft.	\$14,000	
	1983	9,750 sq. ft.		\$16,000
	1991	7,200 sq. ft	\$25,000	
	1991	9,750 sq. ft.		\$30,000
City of Lemoore	1983	7,500 sq. ft	\$16,000	
	1983	43,560 sq. ft (one acre)		\$48,750
	1991	7,500 sq. ft	\$25,000	
Kings County Unincorporated Kettleman City	1984	4,000 sq. ft.	\$ 3,000	None sold
	1991	4,000 sq. ft	\$ 5,000	to date
Stratford	1984	7,500 sq. ft.	\$ 7,500	None sold to date
Armona	1991	6,000 sq. ft	\$15,000	

Source: Kings County Assessor's Office, 1984, 1991

7.2.3 Cost of Construction

On site construction costs have increased considerably primarily because of increase in wages of the construction labor. In order to cope with the growing discrepancy between housing cost and household income manufactured housing may gain popularity in the future. The cost difference between a manufactured home and the same size on built homes are generally 30-35%. This is a significant factor when related to affordable housing. Building materials formulate a sizable segment of the total housing cost. Many new materials have been introduced which are comparatively cheaper, longer lasting and easier to maintain. As the housing costs continue to grow more and more of these materials will come in use. Further material innovation replacing the conventional building materials are expected in the future.

Table 39 shows the cost of a new site built home of 1,500 sq. ft. in various municipalities countywide (1990).

Table 39
Home Construction Cost Estimate, 1990

	Construction Costs	Construction Loan	Lot Costs	Lot Financing	Contractor Profit	Total Cost
Hanford	1,500 sq. ft. house \$46.30/sq. ft.	11%	8,335 sq. ft. \$30,000	11%	15%	\$123,000
Lemoore	1,500 sq. ft. house \$45.00/sq. ft.	11%	7,500 sq. ft. \$25,000	11%	15%	\$112,800
Avenal	1,500 sq. ft. \$40.00/sq. ft	11%	6,250 sq. ft. \$8,500	11%	15%	\$ 85,000
Corcoran	1,500 sq. ft. \$41.00/sq. ft.	11%	7,000 sq. ft. \$12,500	11%	15%	\$ 91,400
Armona	1,500 sq. ft. \$43.00/sq. ft.	11%	6,000 sq. ft. \$15,000	11%	15%	\$ 97,920

OPPORTUNITIES FOR ENERGY CONSERVATION

Energy conservation improvements offer the most viable means of addressing high energy costs in Kings County. The area is dependent upon electricity as a primary source of energy, with limited access to less expensive fuels such as natural gas. The initial high cost of solar systems can preclude their use by many people.

New construction over the past few years has been regulated to routinely include various energy efficient standards. The level of these standards depends; upon specific guidelines established by the local building departments, and is based on the amount of annual heating degree days. The Kings County area averages between 2,500 to 2,900 in annual heating degree days. At these levels, an R-value of 19 is required for attic insulation; this level should be increased to at least R-30 to take advantage of the high "pay-back" or cost savings possible up to this R-value.

Types of Assistance:

Public Sector

Grants from the federal government are passed through the state Office of Economic Opportunity (OEO) to local units of government or community-based organizations. These grants provide cash assistance to low-income families who either have delinquent utility bills or show an inability to pay current bills. The cash assistance is limited to \$200 per family. The state (with federal funds) also provides cash to clients once a year directly from OEO. The level of cash assistance depends on information supplied to the state from the individual's application.

Unfortunately, administrative and program support funds to implement these services are very low, presenting a cost-prohibitive block to local units of government. However, local community-based organizations are often willing to coordinate these programs and should be encouraged to apply for these grants.

Private Sector

Two programs, both provided by Pacific Gas & Electric, are available. The first program provides Zero Interest loans (ZIP) to individuals wanting to make energy-efficient improvements in their homes. A maximum of \$3,500 is available, with installments limited to 50 months. Low-income persons, owners of rental property, and non-English speaking customers can repay these loans in 100 equal monthly installments.

Grants are also available from PG&E to fund implementation of a weatherization program for low-income homeowners. The service is free to recipients and allows for installation of attic, wall, and floor insulation, weatherstripping, caulking replacements of broken glass, low-flow water devices, and water heater insulation kits.

7.2.4 Housing Programs

Local programs are those which are offered and managed at local levels within the Kings County. These are:

1. FHA, VA, and CAL-VET: Housing Loans

These programs make available loans and/or mortgage insurance to eligible persons through lending institutions. FHA financing assists low and moderate income households and the VA programs offer lower interest loans to War Veterans. The interest rate under these programs are 1 to 2 points lower than the conventional loan rates. The local Realtors and lending institutions are usually knowledgeable about the availability of funds and assist the home buyers in obtaining home mortgage loans under these programs.

2. Kings County Emergency Home Repair Program

This program, operated through Kings County Welfare Department, provides limited funds to eligible homeowners for home repair needs. The information about the program is available from Kings County Welfare Department, Kings County Housing Authority, and the Kings Community Action Organization.

3. Kings County Housing Authority

Kings County Housing Authority serves as local housing agency for the County and its four municipalities. The agency provides public housing and rental subsidies to eligible households. The agency contracts with HUD to acquire, construct, and manage multi-family rental units. The rent is based on the tenant's income. The agency also subsidizes rental units for large families with low-income, low and moderate income households and housing for the elderly in Kings County.

4. Mortgage Tax Credit Program

The program is administered through Kings County under a cooperative agreement between the County and its four cities. It is an IRS credit to first time Low and Moderate income home buyers. An eligible home buyer is able to take an annual tax credit of twenty (20) percent of the annual interest paid on their mortgage. The tax credit reduces the federal income taxes of the qualified home buyer, having the effect of subsidizing their mortgage payments.

5. Redevelopment Agency

The 4 cities have Redevelopment Agencies which primarily operate on tax increment financing. The State legislature mandates that at least 20 percent of these funds should be spent for improving housing conditions in low and moderate income neighborhoods. Specific programs are being conceived for using these funds.

Local programs can also be considered to include the location of State and Federal housing program offices in the Community. Local offices encourage the use of housing programs by providing information and possible referrals. Currently, Kings County does not have a housing program agency or office. The HUD office for Kings County is located in Fresno.

State Programs

The California Department of Housing and Community Development is the state agency that has principal responsibility for assessing, planning for, and assisting communities to meet the housing needs of low and moderate income Californians. Some major housing programs of the State are summarized below:

1. Deferred Payment Rehabilitation Loan Program (DPRLP)

The major objectives of the program are to rehabilitate housing for continued viability of neighborhoods, eliminate health and safety hazards, prevent overcrowding, and ensure the continued affordability of low costs housing loans are made to public entities and nonprofit corporations that will, in turn, lend the funds to eligible property owners in the form of 3 percent interest, deferred payment loans. The maximum per unit loan amount is \$10,000. However, when the room addition alleviate overcrowding, the maximum loan amount is \$20,000. The maximum loan amount for rental property is \$100,000. Loans must be repaid in five years or upon the sale or transfer of the property, whichever comes first. Loans may be extended for additional five year periods. There is no five year repayment requirement on loans made to elderly owner occupants. Local public entities and nonprofit agencies repay the loan to the State at 3 percent interest upon collection from property owners.

2. Special User Rehabilitation Program (SUHRP)

This is a housing rehabilitation program for elderly and handicapped people. Through this program, the state provides deferred payment loans for the acquisition and/or rehabilitation of substandard rental housing for very low income elderly or handicapped persons. Their program was expanded in 1983 to (1) include the preservation of residential hotels, and (2) expand the range of beneficiaries to non-handicapped and non-elderly residential hotel occupants. Loan terms range up to 30 years, and the payment of the principal is deferred for the full term with three percent interest being paid annually into Housing Rehabilitation Loan Fund.

3. Pre-development Loan Program

This program consists revolving funds which make "seed money" loans to nonprofit corporations and local government agencies. The loans can be used for a variety of pre-development expenses incurred in securing the long term financing for the production or rehabilitation of subsidized low income housing both rural and urban areas. Loan funds may be used to purchase land or land options, pay advance fees for

architectural, engineering, consultant and legal services or permits, pay bonding and application fees, cover site preparation expenses (including water and sewer developments); and other related costs. The maximum amount for purposes other than site development, or the purchase of real property options is, \$75,000.

4. Rental Housing Construction Program (RHCP)

This program provides funds for the development of rental units by private, nonprofit, or public agency sponsors. The program is intended to increase the supply of affordable, well-constructed, energy efficient rental units for California's low and very low income households. The program requires that (1) 30 percent or more of units in each rental development must be reserved for very low and low income households, (2) two thirds or more of the assisted units must be reserved for very low income households, and (3) between 20 and 30 percent of total units assisted by the program must be reserved for elderly and handicapped households.

5. California Self-Help Housing Program (CSHP)

This program is designed to assist low and moderate income households to build or rehabilitate their own homes by providing technical assistance grants to nonprofit corporations and local governments for administrative and support services, they provide to Self-helpers. These services include training and supervision of Self-Help housing workshops, and office costs associated with self housing projects. The program was expanded in 1984 to provide mortgage assistance funds.

Mortgage assistance loans are provided through housing sponsors for low income households participating in a Self-Help program.

6. California Home Ownership Assistance program (CHAP)

This program is designed to provide up to 49 percent of a dwelling units purchase price to assist State residents who are not able to compete in local markets to obtain safe and decent housing. A minimum three percent down-payment is required. The remaining financing can come from either private or other public lenders. The type of eligible housing includes mobile homes or factory built homes built on permanent foundations.

7. Mobile Home Park Assistance Program

This program provides technical and financial assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership. The program is authorized to provide (1) conversion loans to finance the purchase and conversion of mobile home park by a resident organization, 92) Blanket loans to reduce the monthly housing costs for low income residents in a resident owned/operated mobile home park, and (3) Individual loans to finance the purchase of a mobile home park lot or space.

8. Community Development Block Grant

This Federal program is administered through the State Department of Housing and Community Development. The program is in two parts, (1) Entitlement Grants for cities over 50,000 population size and (2) Non-Entitlement Grants for cities under 50,000 population size. Only Non-Entitlement Grants are administered through the State. The eligible activities are in the areas of housing, public facilities, and economic development. Lemoore is eligible for only non-entitlement grants and has to compete with other similar communities to obtain grants under this program. No local matching funds are required.

9. Farmworker Housing Grant Program (FWHG)

The Farmworker Housing Grant Fund provides up to 50 percent matching grants to local governmental agencies, nonprofit corporations, and cooperative housing groups for the development costs of new or rehabilitated housing for agricultural employees.

10. Senior Citizens Shared housing Program (SCSH)

This program address housing affordability and institutionalization problems of the elderly. It funds organizations which help Seniors find others with whom to share existing housing. The program is designed for citizens who would prefer to live independently resort to institutionalized living arrangements because of security problems, loneliness, or an inability to live entirely independently.

11. Housing Assistance Program (HAP)

The program provides rent subsidies for very low income mentally, developmentally, or physically disabled persons who would not otherwise be able to live independently. The disabled tenant pays no more than 30 percent to his/her income toward rent and utilities. The Aftercare Program pays the difference between the tenant contribution and the contract rent. The State Housing and Community Development Department subcontract with the local housing authorities to provide local contracts for clients of the Aftercare Program.

12. Office of Migrant Service (OMS)

This office provides housing and related services to migrant farmworker families. The program is operated through the State Employment Development Department. It provides temporary housing and other services to migrant families, Counties and/or grower associations furnish the land for the migrant housing centers as an in-kind contribution.

13. California Housing Finance Agency (CHFA)

This agency was created in 1975 to help meet the State's need for affordable housing to low and moderate income persons and families. The CHFA provides below-market interest rate mortgage capital through the sale of tax exempt notes and bonds. Some of the programs provided by this agency are stated below.

(I) Home Mortgage Purchase (HMP) Program

CHFA sells tax-exempt Mortgage Revenue Bonds, provides below market rate financing through approved private lenders to first time home buyers for the purchase of new or existing homes. Builders and developers apply for HMP financing through mortgage lenders. When the construction is complete, the builder or developer makes low interest rate mortgage available to new home buyers.

(II) Self-Help Housing Program

The Agency makes commitments to Self-Help corporations for low interest mortgages and provides credit enhancements to lenders who provide construction financing at preferential interest rates.

(III) Rental Housing Mortgage Loan Program

This program finances the construction or substantial rehabilitation of projects containing 20 or more units. 20 percent of the units in a project must be set aside for lower income tenants at affordable rents for a period of not less than 10 years.

(IV) Multi-family Rehabilitation and In-fill New Construction Program

This program finances the rehabilitation or acquisition of projects, and for the construction of projects containing 5 to 19 units.

(V) State/Local Pilot Rental Housing Finance Program

This program is designed to stimulate the development of rental housing in partnership with local government and the private sector. 100 percent of the units have to be reserved for lower income households.

14. Home-Owner and Renter Assistance Law

The law provides property tax relief and rental assistance to low income citizens 62 years of age or older and to totally disabled or blind persons of any age.

15. CAL-VET Loan Program

The Department of Veterans Affairs administers the CAL-VET Loan Program, which assists qualified California war veterans to purchase homes at reasonable financing costs. Maximum loan allowed in a single family home is \$75,000 in 1988. Home equipped with solar energy heating devices may be approved for up to an additional \$5,000.

16. Disabled Veteran's Tax Exemption

Totally disabled veterans who own and occupy a single family dwelling as of March 1 each year, are exempt from property tax up to \$100,000 of the assessed value of the property.

In addition to the above programs, many other state programs are currently in effect which subsidize housing costs or have some effect on housing.

Federal Housing Programs

The U.S. Department of Housing and Urban Development (HUD) and its constituent agency, the Federal Housing Administration (FHA), administer a variety of mortgage insurance, rent subsidy, and loan and grant programs aimed at helping communities to provide affordable housing for low and moderate income households. Depending on the program, eligible applicants include both nonprofit and profit motivated sponsors and builders, public agencies, the elderly, handicapped, and low and moderate income individuals. Some of the important Federal Housing Programs are briefly described below:

1. Section 8 - Lower Income Housing Assistance Program

This program provides for direct rental assistance to very low income families and encourages the rehabilitation of rental property for occupancy by Section 8 recipients. Significant among these programs are stated below:

(I) Direct Payment for Rent Assistance:

This program aids very low income families in obtaining safe, decent and sanitary housing in private accommodation at rents they can afford. Assisted families must pay the highest of either 30 percent of their adjusted family income, 10 percent of gross income, or the portion of the welfare assistance designated to meet housing costs. The balance of the fair market rents are paid through the program. The beneficiaries of Section 8 payments are very low income families, whose income does not exceed 50 percent of the median household income for the area.

(II) Section 8 Moderate Rehabilitation Program:

This program encourages the rehabilitation of rental property for occupancy by Section 8 recipients. The program does not provide financing for rehabilitation. Instead, it guarantees Section 8 payments to the owner of rehabilitated developments whenever eligible tenants reside in the project. Prior to undertaking rehabilitation work, the owner and the local Housing Authority enter into a Housing Assistance Payment contract. The Housing Authority provides technical assistance to obtain financing and for the rehabilitation.

2. Section 17 - Housing Development Grants (HODAG)

The objective of this program is to support the construction or substantial rehabilitation of rental housing in areas with severe shortages of decent rental housing opportunities for families or individuals without any other affordable housing alternatives in private market. Grant funds are used by cities, counties, and States to provide grants, loans, interest reduction subsidies, or other

assistance to owners of new or substantially rehabilitated rental housing projects. The maximum grant amount may not exceed 50 percent of the total development cost of the project less the cost of site/property acquisition.

3. Section 106(b) - Nonprofit Sponsor Assistance Program

HUD assists and encourages nonprofit private sponsors/borrowers interested in developing sound housing for the elderly and handicapped, by offering them interest free seed money loans. These loans cover 80 percent of pre-construction expenses. The loan is usually for 18 months.

4. Section 202 - Housing for the Elderly or Handicapped

This program provides direct loans for rental or cooperative housing and related facilities (such as central dining) for the elderly or handicapped. Direct low interest loans finance the construction or rehabilitation of structures. The loan period may not exceed 40 years. Proceeds from Section 202 loans are used to repay Section 106(b) loans.

5. Section 203(b) - Mortgage Insurance - Homes

The program provides guaranteed/insured loans to help families undertake home ownership. HUD insures lenders against loss on mortgage loans used to finance the purchase of proposed, under construction, or existing one to four-family housing. The maximum insurable amount for most families is 97 percent of the first \$25,000 of the estimated values and closing costs, plus 95 percent of the remainder. The mortgage term may extend for 30 years or three-fourths of the remaining economic life of the dwelling whichever is less.

6. Section 207 - Mortgage Insurance - Rental Housing/Mobile Home Parks

The program provides guaranteed/insured loans for construction or rehabilitation of rental housing for families of all income levels. All families are eligible to occupy dwellings in a structure insured under the program, subject to normal tenant selection. The maximum insurable amount of the loan is equal to 90 percent of the estimated value. The mortgage term is 40 years. In case of mobile home parks, the program insures against loss on mortgages used to finance the construction or rehabilitation of mobile home parks consisting of 5 or more spaces.

7. Section 213 - Mortgage Insurance - Financing Cooperative Housing Projects

This program insures mortgages by private lending institutions on cooperative housing of five or more dwelling units to be occupied by members of nonprofit cooperative ownership housing corporations. These loans may finance new construction, rehabilitation, acquisition, improvement or repair of a project, and the construction of projects composed of individual family dwellings to be bought by individual family members with separate insured mortgages.

8. Section 220 - Mortgage Insurance for Homes in Urban Renewal Areas

This program insures lenders against loss of mortgages that finance the acquisition or rehabilitation of rental or owned homes in an approved urban renewal area. The program also provides for the purchase of properties which have been rehabilitated by a local public agency.

9. Section 221 - Mortgage Insurance - Homes for Low and Moderate Income Families

This program seeks to make home ownership more readily available to low and moderate income families and other families displaced by natural disaster or governmental actions (urban renewal, code enforcement, condemnation, etc.) Lenders are insured against loss on mortgage loans used to finance the purchase of proposed or existing low cost one to four family housing. The program also provides guaranteed/insured loans for rental housing.

10. Section 222 - Mortgage Insurance - for Service Members

HUD insures lenders against loss on mortgage loans made to service members who have been on active duty for two or more years in the Coast Guard or National Guard or National Oceanic and Atmospheric Administration. The loan may be used to finance the purchase of an existing single family home or condominium, or to build a new home.

11. Section 223(e) - Mortgage Insurance - Housing in older, declining areas

This program insures loans to finance the purchase, repair, rehabilitation, and construction of both multi-family and single family housing in an older, declining urban areas where normal eligibility requirements for mortgage insurance under other programs can not be met.

12. Section 231 - Mortgage Insurance - Rental Housing for the Elderly

This is HUD's principal insurance program for unsubsidized apartment rental housing for the elderly. HUD insures lenders against loss on mortgages for construction or substantial rehabilitation of rental housing designed for occupancy by elderly or handicapped individuals and consisting of five or more units. All elderly or handicapped persons are eligible to occupy apartments in a project whose mortgage is insured under this program.

13. Section 232 - Mortgage Insurance - Nursing Homes and Intermediate Care Facilities

HUD insures lenders against loss on mortgages used to finance construction or renovation of facilities to accommodate 20 or more patients requiring skilled nursing care and related medical services, or patients who, while not in need of nursing home care; are in need of minimum but continuous care provided by trained personnel.

14. Section 233 - Mortgage Insurance - Experimental Housing Projects

Three distinct assistance programs operate under this program. Their common goal is to encourage, by means of insured loans, the use of new or untried construction materials, designs or techniques for reducing

15. Section 234(d) - Mortgage Insurance - Condominium Projects

This program insures mortgage loans for the construction or rehabilitation of multi-family housing structures by a sponsor intending to sell individual units as condominiums. The maximum loan for most mortgagors is 90 percent of the replacement cost. The maximum mortgage term is 40 years.

16. Section 237 - Mortgage Insurance - Special Credit Risk

The purpose of this program is to make homeownership possible for low and moderate income families who can not meet requirements under Section 203, 221 and 234. The monthly mortgage payment may not exceed 25 percent of the borrower's annual income.

17. Section 238(c) - Mortgage Insurance - Homes - Military Impacted Areas

This program insures mortgage loans to finance the purchase by families of proposed, under construction, or existing one to four family housing as well as to refinance indebtedness on existing housing. The Secretary of Defense must have certified the need for additional housing in the impacted area.

18. Section 241 - Supplemental Loan - Multi-Family Rental Housing

This program supplements existing insured mortgages and does not require refinancing the existing mortgage. HUD insures lenders against loss on loans made either (1) to finance additions and improvements of multi-family housing projects or (2) to finance energy conservation improvements. A loan involving a nursing home or group care practice facility may also be used to purchase equipment.

19. Section 312 - Rehabilitation Loans

This program provides funds for rehabilitating residential nonresidential and mixed use property in Section 810, Urban Homesteading area or in areas determined by local governments to be eligible for activities under the Community Development Block Grant. The program is administered by the local government or its designee.

20. Title I - Manufactured Home Financing

HUD insures mortgage loans to purchase manufactured homes or mobile homes and lots for buyers intending to use them as their principal residence. HUD insures private lenders against losses up to 90 percent of any single mortgage loan.

21. Title X - Land Development

This program insures mortgage loans to finance the purchase of land and the development of building sites for subdivisions, including water and sewer systems, streets and lighting, and other installations needed for residential communities. Nonresidential buildings, such as schools or commercial buildings, are not included except for water and sewer systems.

22. Veteran Administration

The Veteran Administration's two types of assistance; (1) Guaranteed loans to qualified veterans to buy, build, alter, repair, or improve a home, mobile home or condominium (2) Home purchase grants to veterans who have lost the use of lower extremities due to a service connected disability.

The above stated local, state and federal programs make available a vast variety of assistance for housing. These programs should be fully availed to provide adequate and decent housing for all segments of the County's population. The programs change from time to time. Efforts should be made to obtain and maintain current information about these programs and make it easily accessible to lending institutions and private developers. The Cities Community Development Departments should all maintain detail information on various local, state, and federal programs and make it available to interested parties.

8.0 HOUSING STRATEGY

Kings County's housing strategies for the next five years will rely on the reality that affordable housing goals will be met in areas where sufficient services are available. The major part of this strategy of providing affordable housing is through identification of suitable sites with proper densities which would allow for development of affordable housing. The most suitable sites for future housing will be 1) Community Service Districts, 2) Cities and Redevelopment zones or urban infill, 3) unincorporated city fringe areas, areas where annexation is expected to occur as identified by the incorporated cities for which four share housing agreements have been negotiated.

These areas are expected to yield suitable sites for those units needed to address the unmet housing needs of Kings County. The need to preserve valuable agricultural land will focus the County's financial resource on those areas most suitable for residential use regarding Community Service Districts.

1) Sites for Development Strategies -

Kettleman City, Armona and Stratford Community Service Districts

The County's Urban Services Area Policy encourages most of the unincorporated County's growth into areas of existing development concentration such as Community Services Districts (CSD) to create compact urban areas as well as to preserve agricultural lands. The Urban Services Area Policy Plan for the CSDs encourages infill of vacant or underutilized parcels where water and sewer are available. Based on the County land use inventory on page 112 the CSDs of Armona, have a potential capacity to accommodate 786 units and need 353 units from RHN. Stratford can accommodate 277 and need 87 from RHN and Kettleman City can accommodate 453 and need 103 to 1997 from RHN. In addition almost all of these units are zoned in high densities designed to encourage low income housing.

Although the CSDs have available acreage for future housing units the reality is that in the case of Armona the sewer capacity (page 122) as yet cannot accommodate the expected new growth. Currently with the help of an FMHA loan, the CSD is in the process of expanding their sewer capacity but clearly some of their future housing developments may be delayed or even restricted as a result of this problem. This will ultimately lead to the County Planning Agency deferring some low income housing projects to the cities where services already exist and are in place.

The most important focus for low income housing in these areas will be to encourage farm labor housing. The need for housing in these jurisdictions can be encouraged through the favorable existing zoning densities in these areas by encouraging migrant and seasonal farm housing ventures with the Housing Authority. In addition RV trailer park labor camps will be encouraged in lieu of permanent labor camps due to the seasonal and transient nature of farming in this area.

HOUSING SITES

Existing Potential

MULTI FAMILY

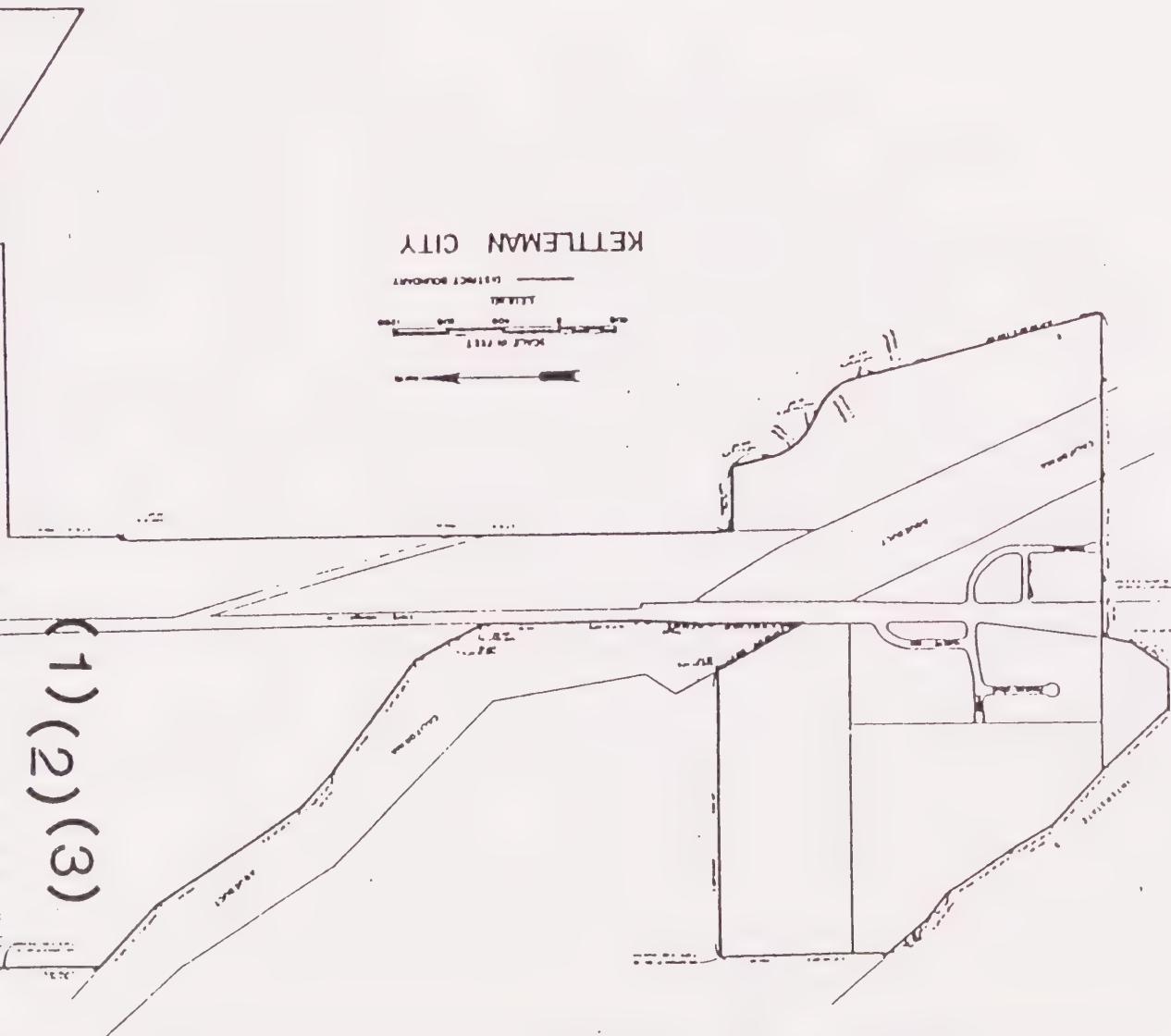
1 (1)

LOW INCOME

2 (2)

FARM LABOR

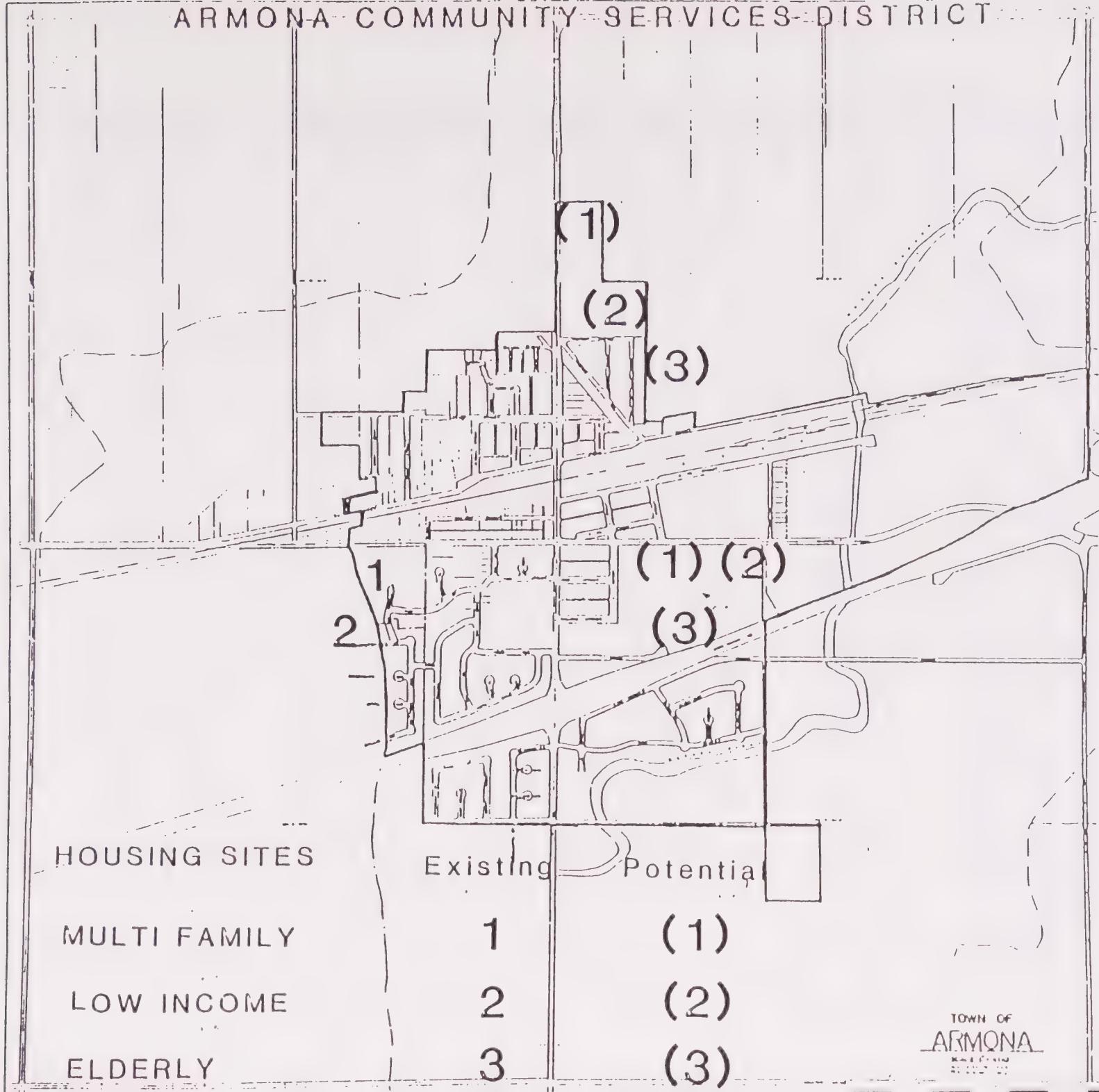
3 (3)



KETTLEMAN CITY COMMUNITY SERVICES

ARMONA COMMUNITY SERVICES DISTRICT

-152-



STRATFORD PUBLIC UTILITY DISTRICT

HOUSING SITES

Existing Potential

MULTI-FAMILY

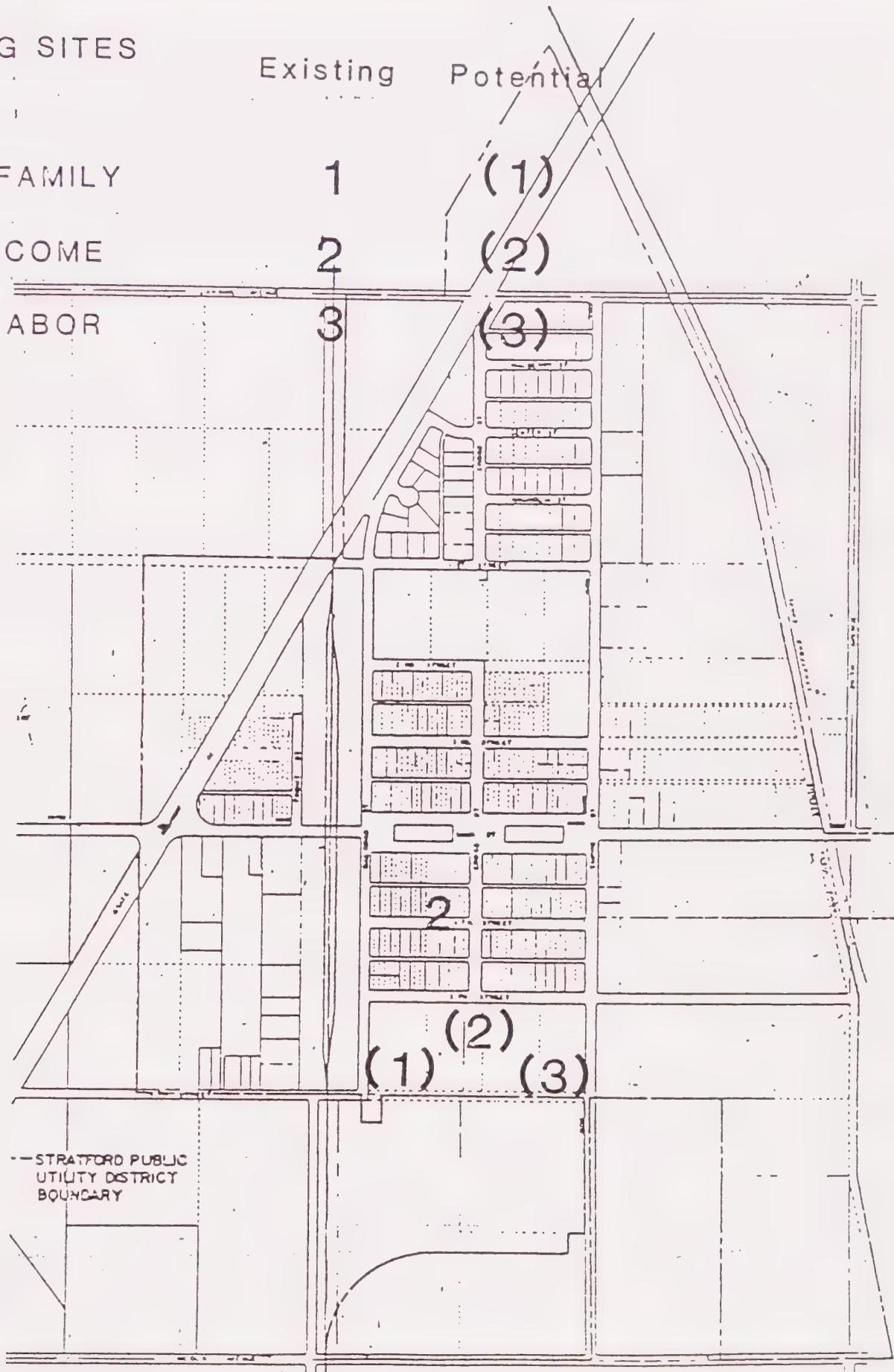
1 (1)

LOW INCOME

2 (2)

FARM LABOR

3 (3)



2) Cities and Redevelopment Zones -

State redevelopment law requires that 20% of the revenue created in the redevelopment district be devoted to affordable housing.

The Redevelopment Agencies have played an important role in improving the infrastructure capacity and housing quality within these communities. As of July of 1990 Lemoore and Corcoran had funds available in amount of 328,545 and 422,670 respectively for affordable housing (Redevelopment Agencies in California, Fiscal Year 1989-1990). Over the next 20 years it is difficult to estimate how much revenue will be generated by the communities but a variety of schemes for their use will be summarized including number of units to be produced within these communities.

Avenal

Avenal contains 4,230 acres of residential zoned land. This residentially zoned vacant land is expected to yield 4,230 units of which 11.52 acres are zoned as higher density residential use for a potential of 2,428 units. Although there is a temporary drought relief program in Avenal, there are no infrastructure shortfalls.

As a result, the housing allocation need for 385 units to 1997 and low and other income of 173 is very attainable. One of the redevelopment projects which is ongoing in the city of Avenal is the street and gutter program. The city has used redevelopment money to widen several main arterials and provided the community with curb and sidewalk improvements. The city RDA paid for half of the costs and the citizens split the other half.

Corcoran

The City of Corcoran has by city resolution established a city wide project area for redevelopment projects. As a result depending on zoning, all lower income housing is encouraged most anywhere in the city. The city contains 101.79 acres of which 15 acres are zoned for higher density housing for a potential of 300 low income units. The City of Corcoran has not experienced the initial housing starts growth expected for the prison and as a result more focus has been on the development of multiple housing units.

One of Corcoran's redevelopment schemes is to assist city residents in purchasing a home by underwriting loans. This plan has allowed them to participate with low income residents directly at the front end of the loan.

Lemoore

Lemoore contains 607 acres of which are zoned for residential use and 77 acres for higher density for a potential of 3,266 and 1,056 units respectively. Lemoore's total housing need to 1997 is 414 low and other lower units and with all infrastructure not yet at capacity, it is anticipated that their future housing needs will be met comfortably. Lemoore must also be flexible and responsive to the housing needs of the Naval Air Station. NAS is federal jurisdiction therefore the future growth or decline of the base is not determined by the city or county. Lemoore's RDA has been involved providing curb and gutters for various project areas and are also involved in assisting first time low income homebuyers with down payment and closing costs for home loans.

Hanford

The City of Hanford contains 700 acres of residential acreage which converts to over 5,000 new units. The City of Hanford currently has sewer capacity for 3,500 new units and is expected to create 3,019 new units to 1997.

The city is currently preparing a housing report plan identifying a variety of programs which will be operated and funded with the 20% set aside monies. Upon approval of the plan, the RDA will use the money to rehabilitate homes and also establish a paint program for clients in the project areas.

The following maps will help to identify the locations within the cities where low income housing will occur. The low income housing will include housing for the elderly, and handicapped, multi-family housing and mobile home parks.

ELDERLY HOUSING SITES



AVENAL

- EXISTING
- POTENTIAL

LOW INCOME HOUSING SITES



AVENAL

- EXISTING
- POTENTIAL

MULTI-FAMILY HOUSING SITES



AVENAL

○ UNDEVELOPED

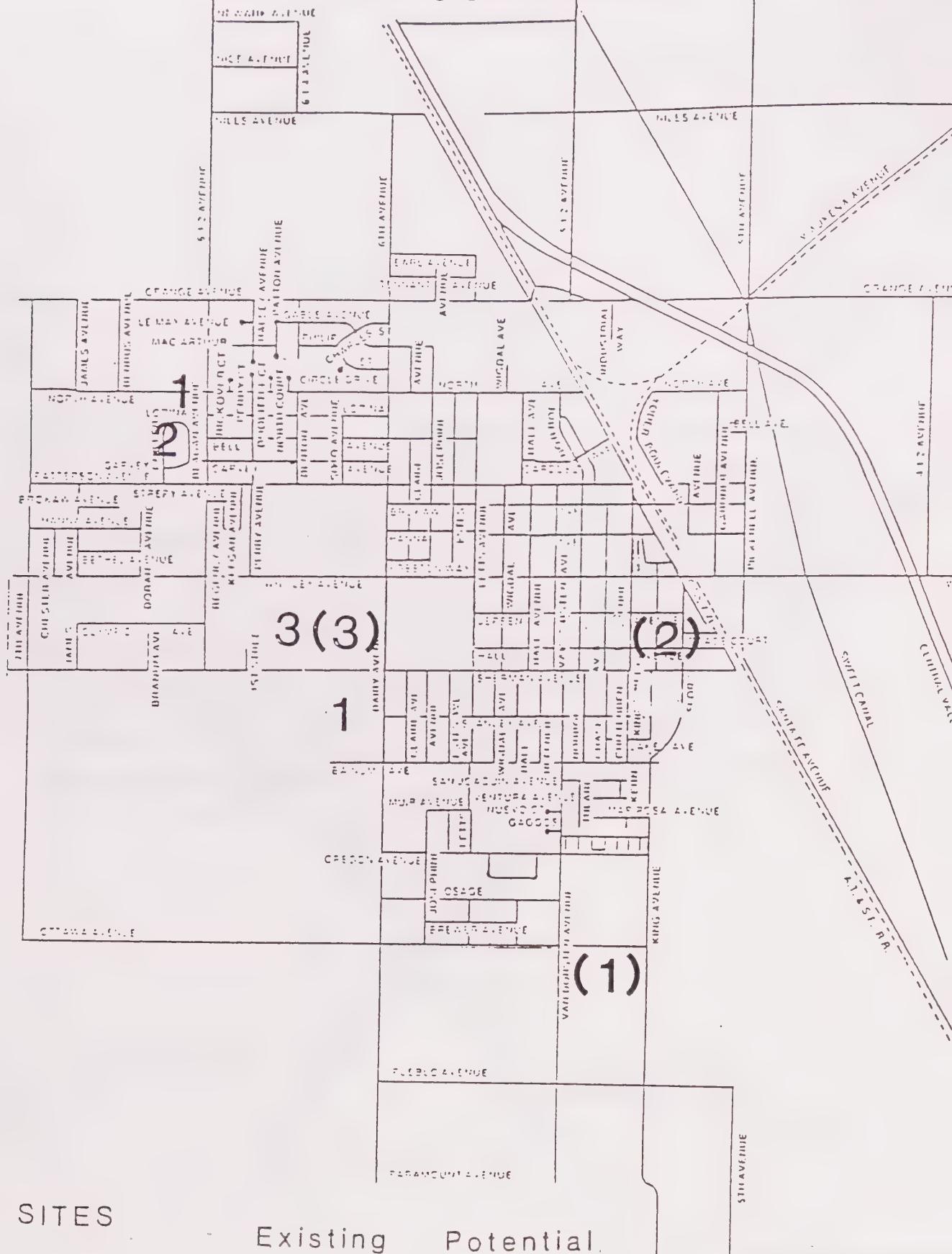
MOBILE HOME PARK SITES



AVENAL

- EXISTING
- POTENTIAL

CITY OF CORCORAN



HOUSING SITES

Existing Potential

MULTI FAMILY

1 (1)

LOW INCOME

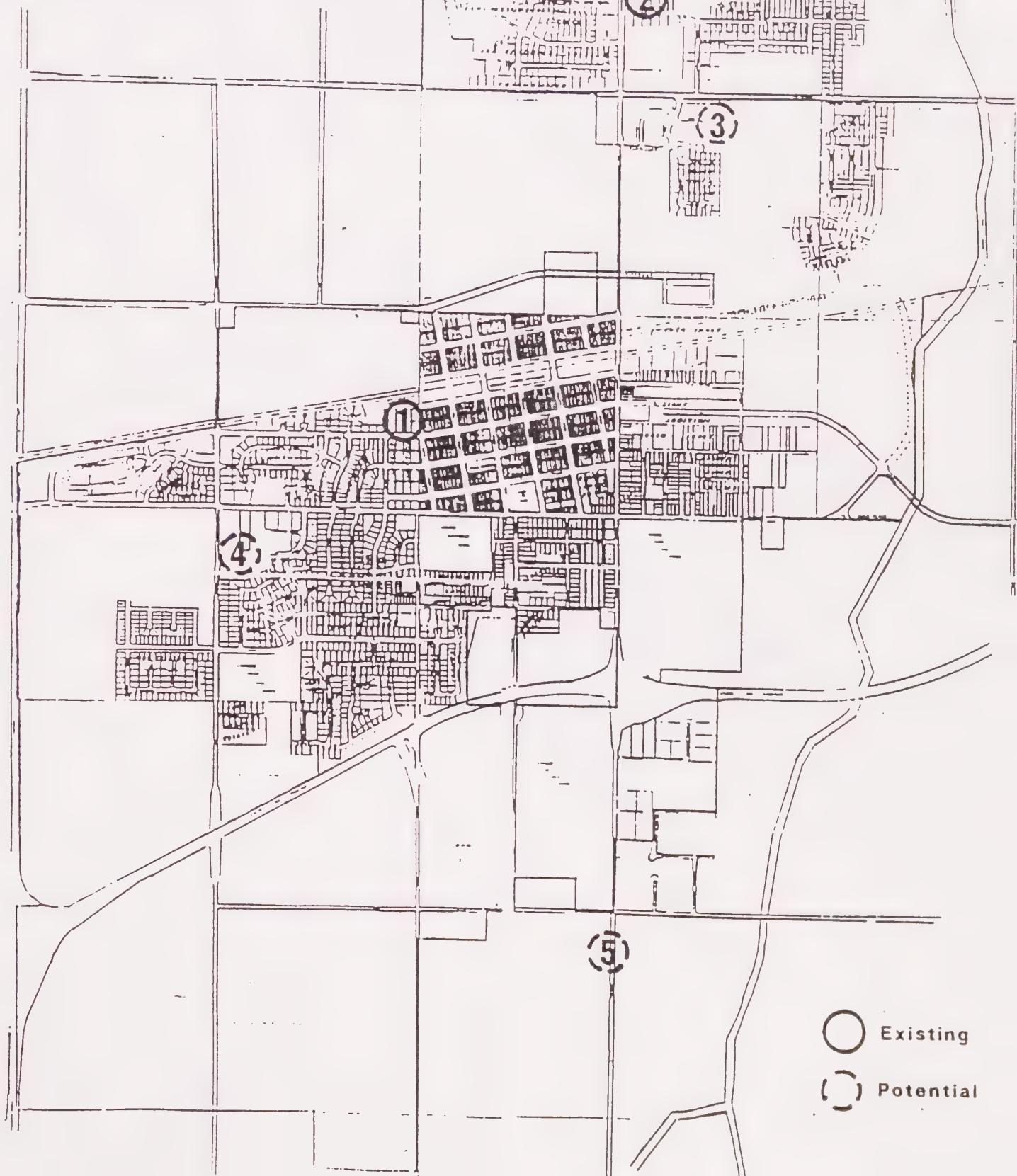
2 (2)

ELDERLY

3 160 (3)

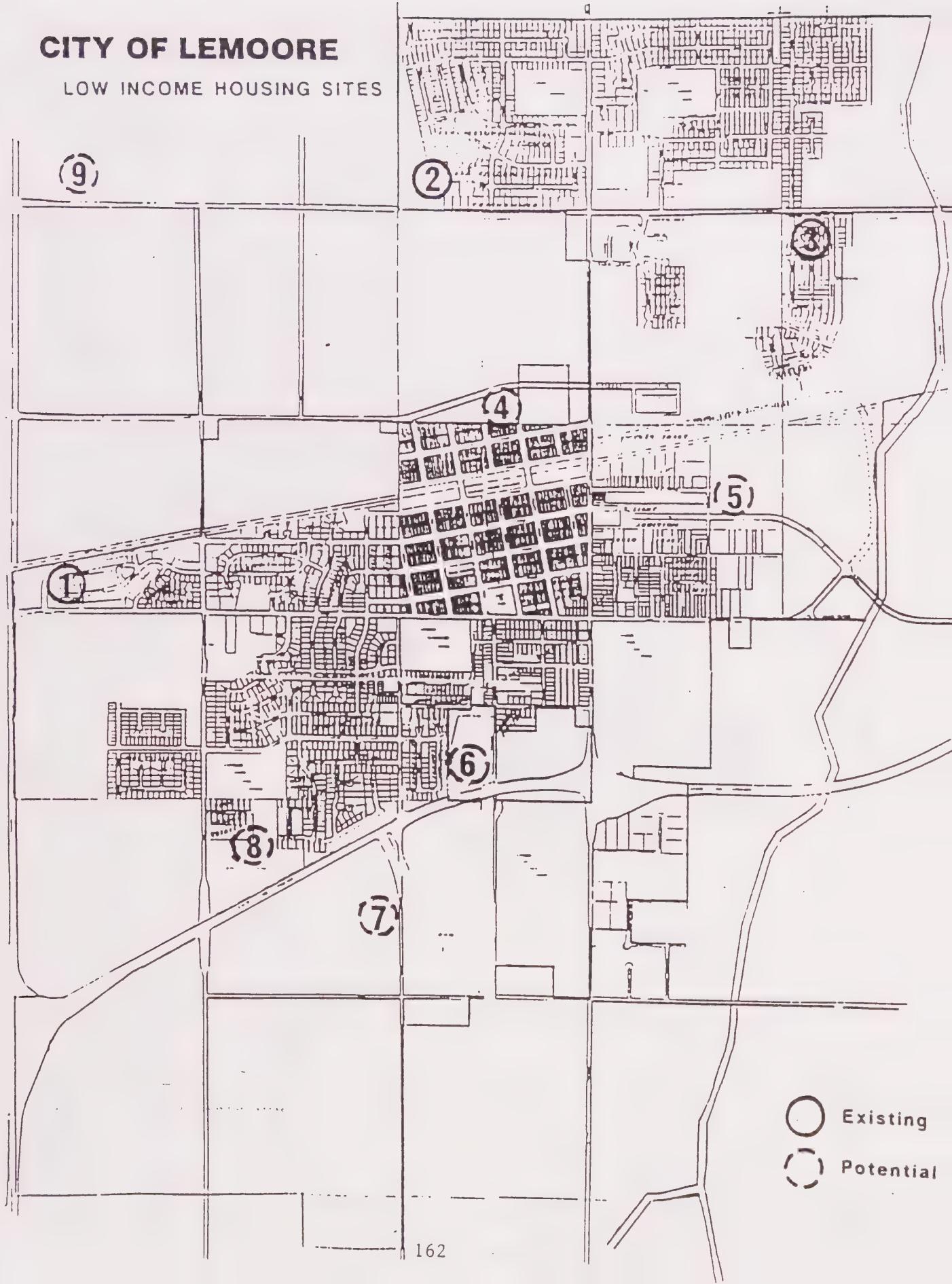
CITY OF LEMOORE

ELDERLY HOUSING SITES



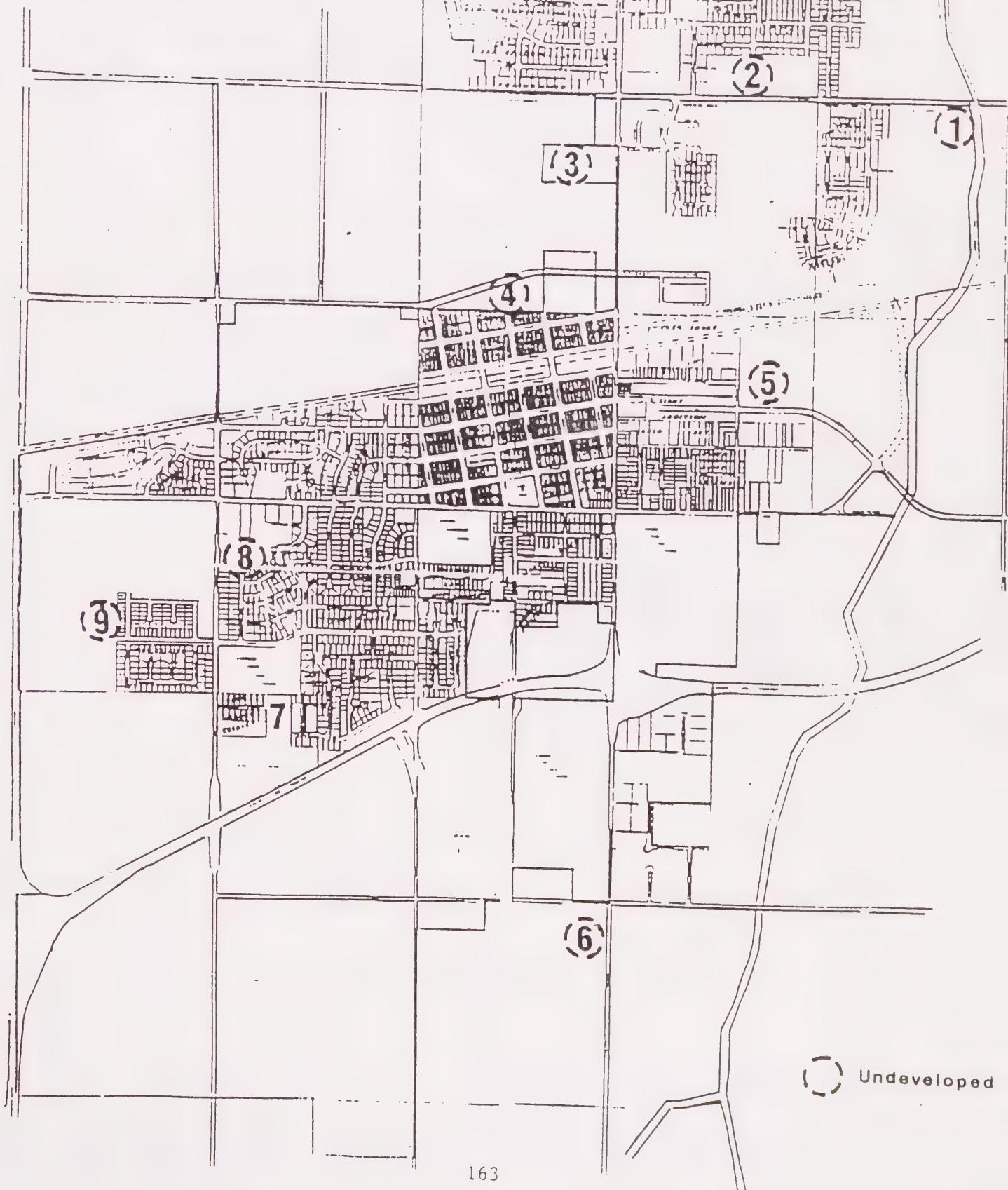
CITY OF LEMOORE

LOW INCOME HOUSING SITES

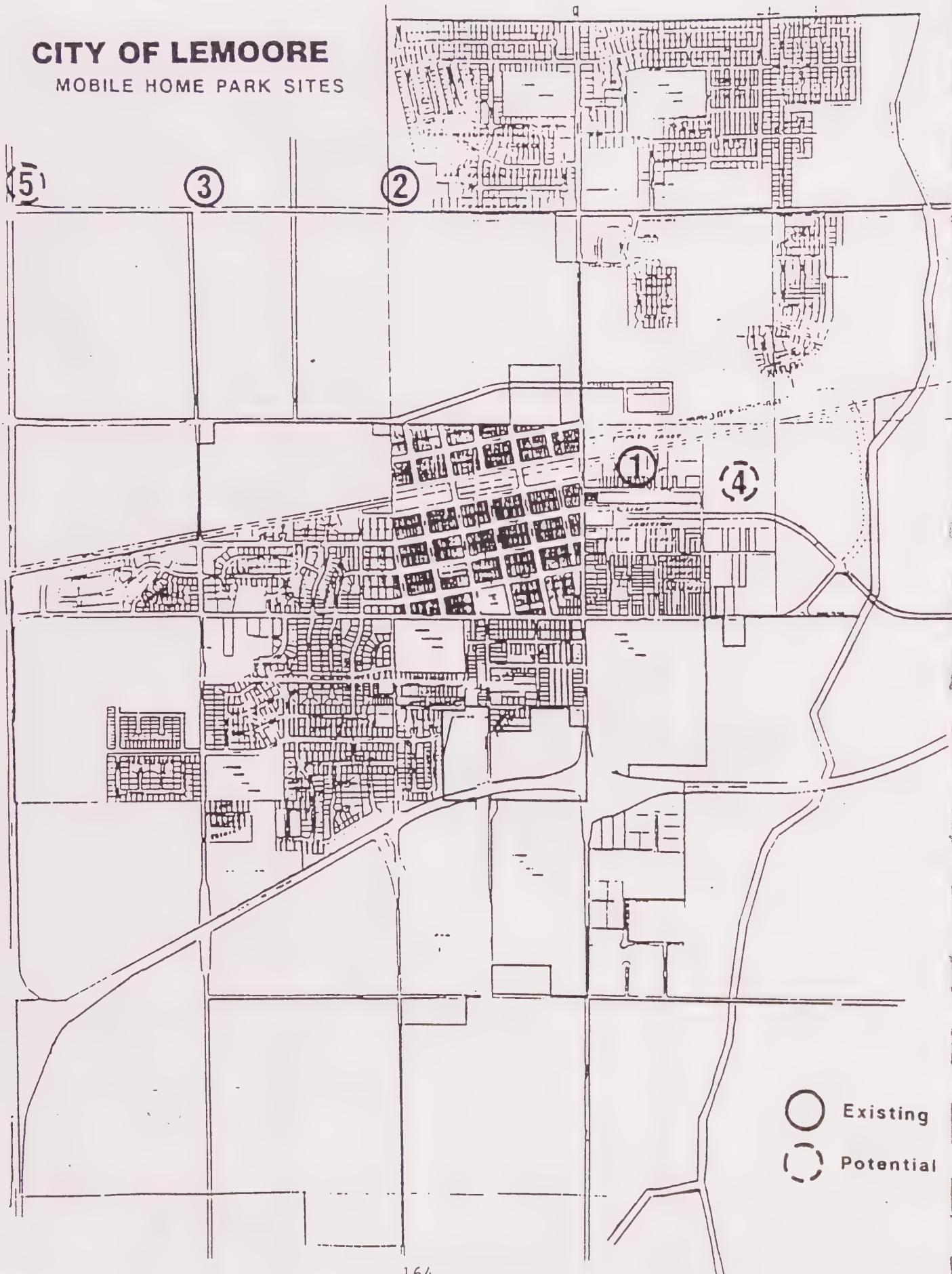


CITY OF LEMOORE

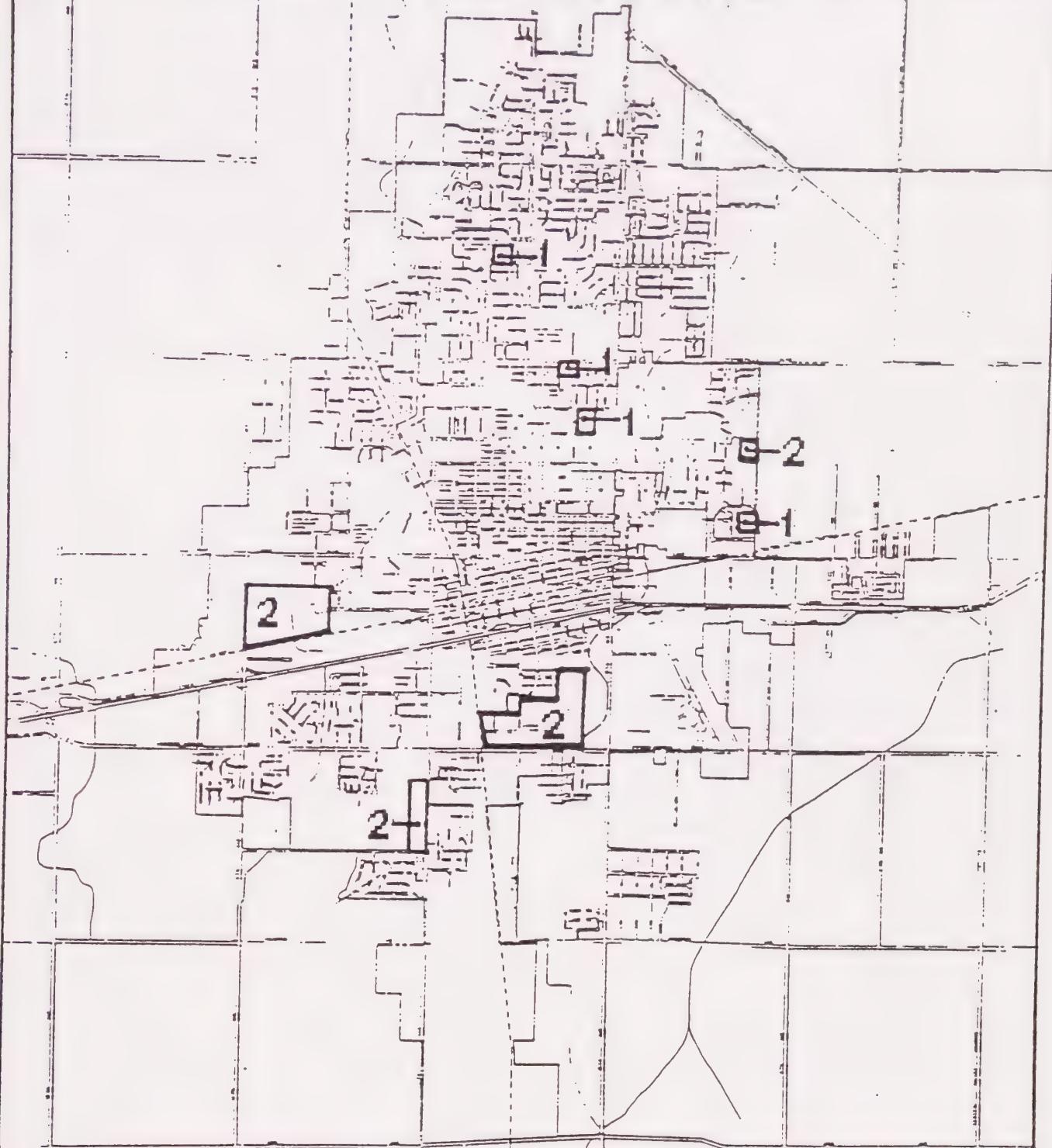
MULTI-FAMILY HOUSING SITES



CITY OF LEMOORE
MOBILE HOME PARK SITES



ELDERLY HOUSING

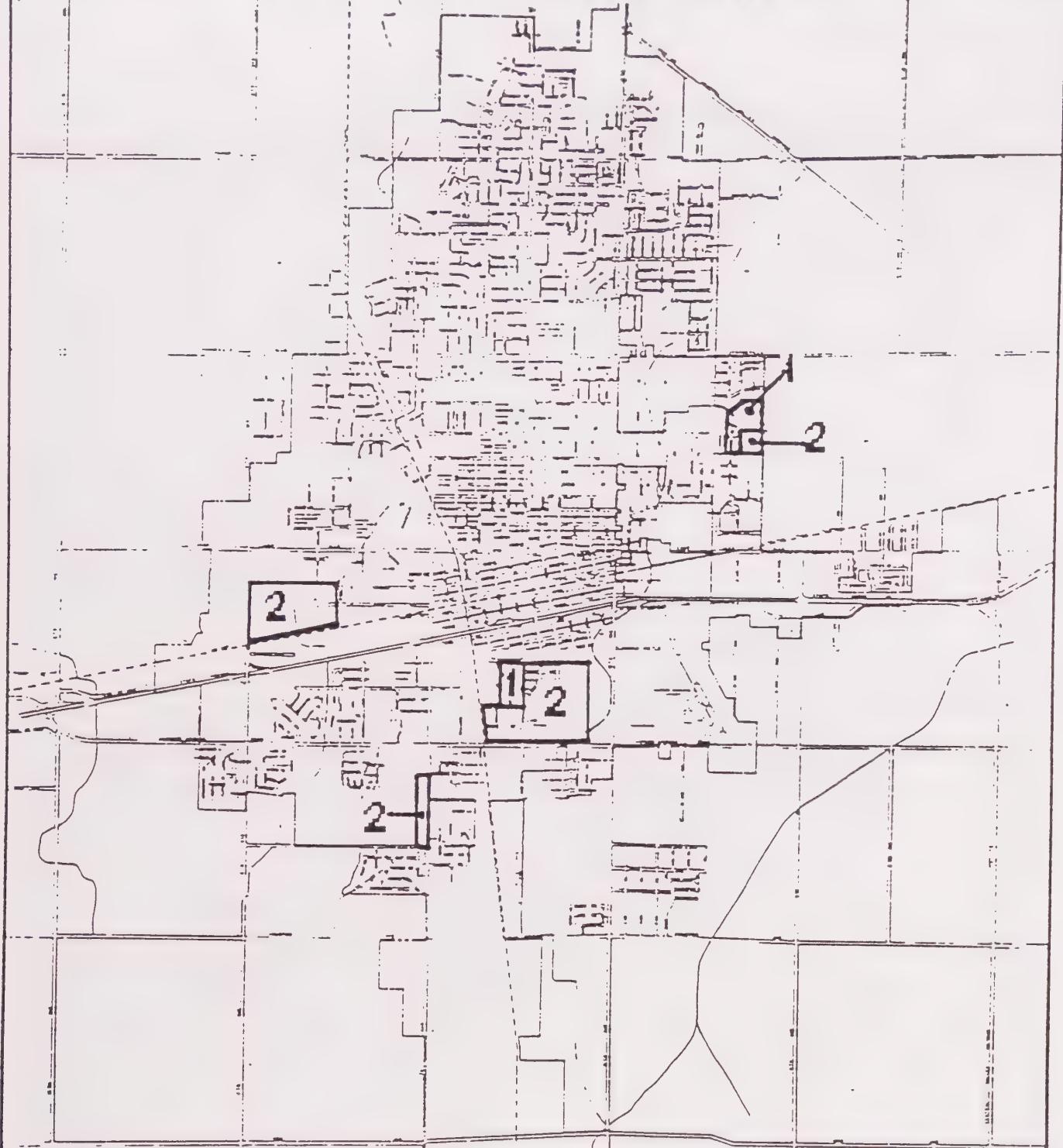


1 = Existing
2 = Potential



Hanford

LOW INCOME HOUSING



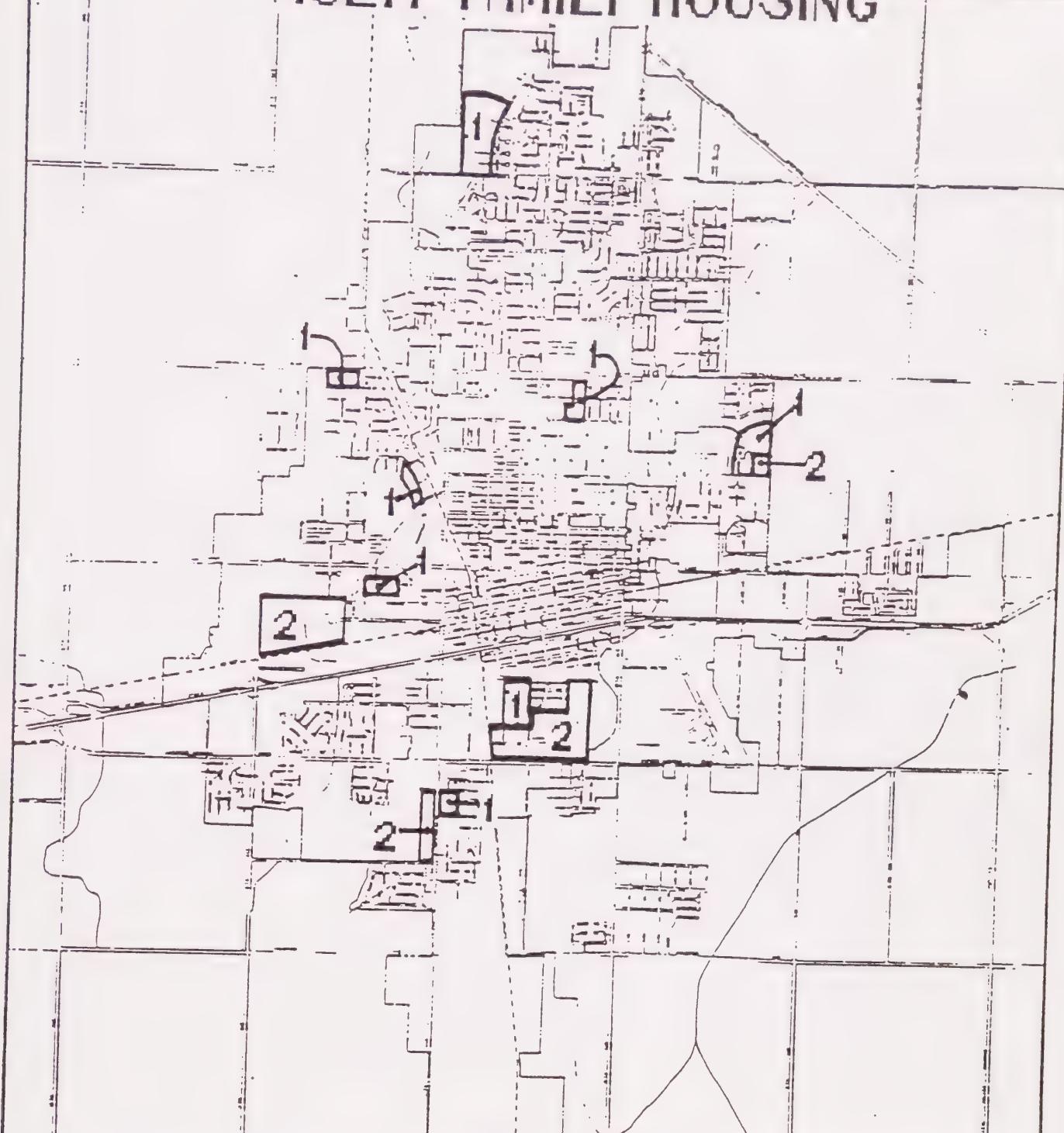
1 = Existing

2 = Potential



Hanford

MULTI-FAMILY HOUSING



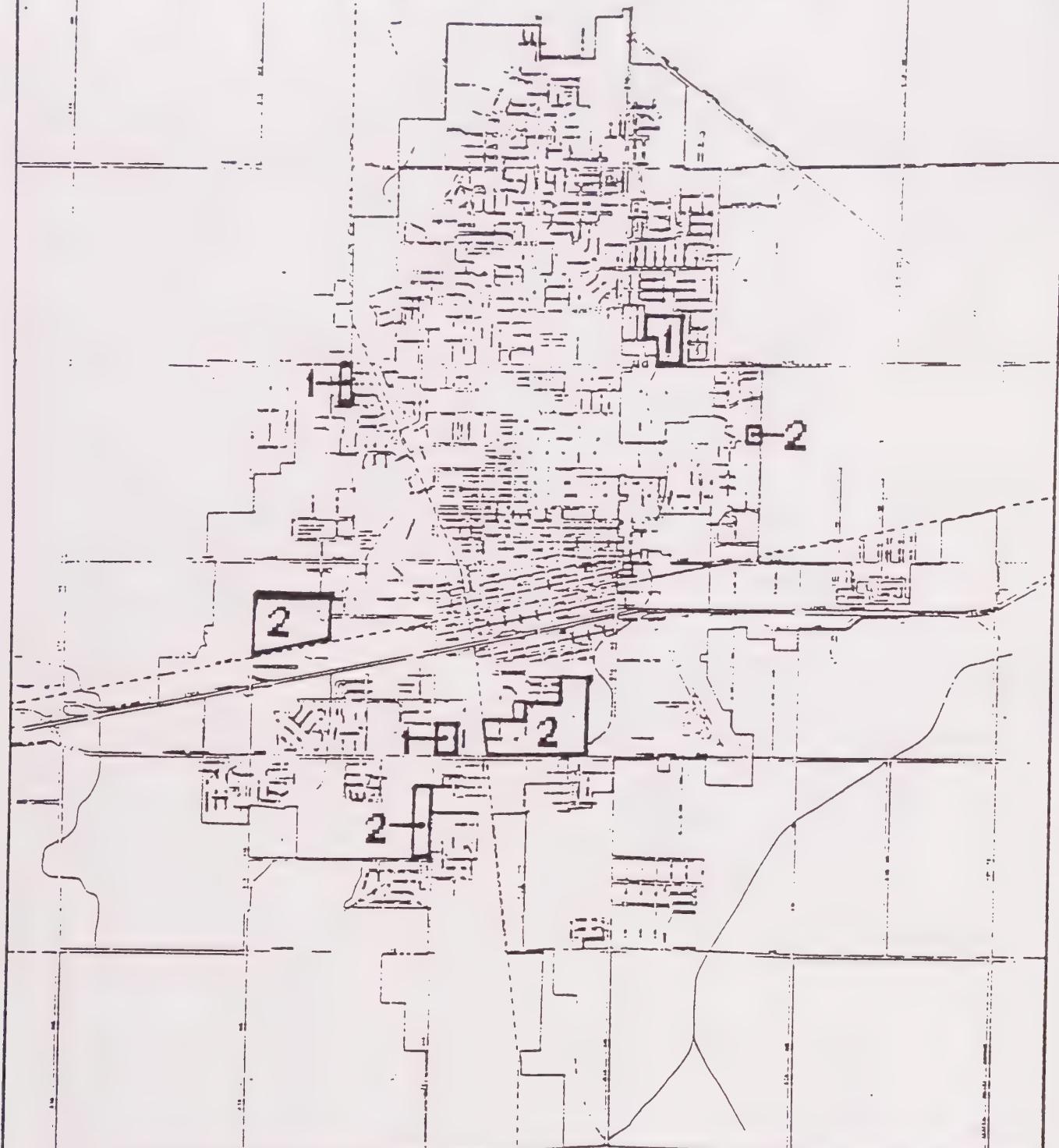
1 = Existing

2 = Potential



Hanford

MOBILE HOME PARKS



1 = Existing
2 = Potential



Hanford

3) Unincorporated city fringe areas -

There has been a definite need for a negotiation process which should permit a major part of the unincorporated areas housing to be placed in the cities. In fact, it was the intent of state housing law covering the creation of Housing Elements that "each local government cooperate with other local government to address regional housing needs". (Section 65581(d) California Government Code)

Recently, state law was amended to provide for a reduction in "the share of regional needs of a county if...one or more cities in the county agree to increase its share of their shares in an amount which will make up the reduction". (Section 65584(c)(5) California Government Code)

The County and four cities by resolution have on principal accepted to work towards a plan of this type. As outlined in the Regional Housing Needs Plan, the cities would be responsible for accepting additional housing units (as part of their total share of units) in the unincorporated city fringe areas. In accepting this plan, ultimately their fair share housing allocation will not longer be reflected merely by a trend line method but as a result of their willingness to consider specific unincorporated city fringe areas as part of their service district thus increasing their fair share allocation of housing and reducing the overall share in the unincorporated County.

This plan exists principally because the Urban Services Area Plan identifies County residential concentrations as residential areas in the county fringe including islands that are substantially developed and served by or are capable of being served by city water and/or sewer. It further identifies that new development will be a logical extension of the city as shown by the County/City General Plan. The County has recognized the capabilities of the cities to produce affordable housing and currently cities have most of the services required for new growth such as sewer, water, police, fire and transportation services. In conclusion the Urban Services Areas Policy Plan cites that the County no longer competes with cities as a provider of urban services to new fringe development. On page 114 the available acreage and potential housing units for fringe areas identifies the cities of Corcoran, Lemoore and Hanford as having sufficient capacities for future low income housing in the fringe areas. According to RHN Plan, Corcoran fringe has a need for 143 additional units and has capacity for 459. Lemoore fringe has a need for 8 new units and capacity for 584 and the Hanford fringe needs 316 new units and a capacity for 1,188. The zoning densities for the fringe areas are predominantly lower to medium but still there remains adequate zoning densities to encourage and foster low income projects.

Units of Risk of Conversion

The law requires the analysis and a program for preserving assisted housing developments eligible for conversion by July 1, 1992.

Currently throughout Kings County, there are no CDBG or redevelopment assisted multi-family housing units nor has there been any density bonuses approved to date. There are five local FMHA 515 assisted projects countywide:

Name	Location	Number of Units
Lemoore Elderly Apartments	Lemoore	23
San Joaquin Apartments	Lemoore	36
Whitely Gardens	Corcoran	64
Amberwood Apartments	Hanford	48
View Road Apartments	Hanford	121

All of these units have been created since 1980 and have 50 year terms with FMHA. FMHA provides rental assistance to low income residents and none of these units are at risk of conversion until 2030.

Currently, two existing apartment units are at risk of conversion within the next 5 to 10 years. As of yet, the owners of these projects with conversion dates within the next two years have not filed Notices of Intent to change or terminate the projects affordability controls. These two projects are as follows:

Name	City	# of Units	Type of Assistance	Earliest date of Conversion
Whitley Gardens	Corcoran	64	Sec. 8	22 Jun. 94
Kings Garden Apts.	Hanford	39	Sec. 8	1 Feb. 94

If either of these projects were to be lost by nonrenewal of government assistance then a total of 103 Section 8 units could be lost to market rate. The following cost estimates includes the replacement of these units at risk of conversion using local building costs.

	Construction Costs	Construction Loan	Lot Costs	Lot Financing	Contractor Profit	Total Cost
Kings Garden 64 units at 1,000 sq. ft. per unit	\$42.00/sq.ft.	11%	12,035/ sq.ft. \$45,000	11%	15%	\$3,488,674
Whitley Gardens 39 units at 1,000 sq. ft. per unit	\$38.00/sq.ft.	11% (2)	7,000/ sq.ft. \$12,500	11%	15%	\$1,923,685

Given these costs of replacing those units, any interested agencies could provide or replace units of this nature. Whitley Gardens are about 20 years old and in good condition. Kings Gardens are in very poor condition and have not been maintained over the years. Their replacement is more likely to occur sometime in the future. Currently, the cities have available 20% set aside for low income housing in their redevelopment funds which would be available for this type of project. Typically, the Housing Authority would be approached first to tap any funding available for this type of construction.

9.0 FIVE YEAR ACTION PLAN

KINGS COUNTY

Goal 1: Ensure adequate provision of sites for housing.

Policy 1.1: Promote orderly growth of housing along public utility lines, encouraging in filling of vacant by passed land within the urban areas in preference to outward expansion.

The County of Kings holds unincorporated land within the Cities of Hanford, Lemoore and Corcoran planned urban area and around Armona, Kettleman City , and Stratford in reserve, zoning it as Limited Agriculture or Urban Reserve with a minimal parcel size of 10 to 20 acres. This keeps the land in parcel sizes which can accommodate future development and precludes the development of uses incompatible with urban development such as concentrations. These reserve areas constitute the major inventory of the Cities of Hanford, Lemoore and Corcoran and communities of Armona, Kettleman City, and Stratford sites for future housing and must be annexed to these cities and communities before development occurs.

Action 1.1.1: Urban development requires an extensive system of services which the cities and service districts provide and the county does not. Therefore development should be expedited by annexation as identified in the urban services area policies of the Land Use Element.

Responsible Agency: Kings County Planning Agency

Source of Financing: City, service districts, and County funds

Objective: To encourage continued annexation of urban and community fringe areas as a prelude to development.

Time Frame: Ongoing

Action 1.1.2: The County will prepare and maintain an inventory of developable land within the unincorporated County around the cities and communities.

Responsible Agency: Kings County Planning Agency

Source of Financing: County funds

Objective: The County will prepare and maintain a land use plan and update it at least once every five years. This plan will designate sufficient land area to meet future residential needs in two phases of five years each. Land reservation will be in excess of need in order to allow sufficient land choice by 1997.

Time Frame: Every five years

Action 1.1.3 Designate an area suitable for farm labor housing and encourage such construction.

Responsible Agency: Kings County Housing Authority

Source of Financing: Federal Funds FHA 514/516 Farm Labor Housing Loans

Objective: If funding is available develop up to 40 units throughout the South County. (South of Kansas Avenue)

Time Frame: By 1997

Policy 1.2: The county will continue encouraging the improvement of existing housing stock

Action 1.2.1: A housing referral service shall be provided to assist lower income households displaced as a result of demolition activities.

Responsible Agency: Kings County Planning Agency/Kings County Housing Authority

Source of Financing: County funds

Objective: The County shall provide brochures to all persons requesting rental unit demolition permits where displacement of lower income tenants may result. The brochures will provide the name, address and telephone number of housing referral agency which can provide displaced tenants information regarding replacement housing.

Time Frame: Ongoing

Action 1.2.2: A mobile home repair assistance program shall be established for very low income mobile home owners.

Responsible Agency: Kings County Building Department

Source of Financing: Community Development Block Grant

Objective: Assist very low income residents living in mobile homes by providing health and safety inspection and possible repairs. If funding is available up to 24 units.

Time Frame: Up to 1997

Action 1.2.3: Monitor all at risk of conversion units in the unincorporated area and prepare a plan to ensure that they are either conserved or replaced.

Responsible Agency: Kings County Planning Agency

Source of Financing: County funds

Objective: County needs to inventory any units that may be lost due to termination of low income housing provision contracts. Assessment should be made as to the cost of replacing these units versus the cost of conserving them.

Time Frame: Ongoing

Goal 2: Assist in the provision of an adequate supply of affordable housing for very low, low, and moderate income.

Policy 2.1: Request that the Kings County Housing Authority or other public agencies and private enterprises investigate the feasibility of providing a variety of affordable housing in the County.

The Housing Authority functions in the capacity of a developer and manager of low rent housing facilities. It has the responsibility for planning, financing, constructing, purchasing, leasing and managing properties and dwelling units encompassed by a variety of low rent housing programs. By virtue of its ownership or leasehold interest in various properties, the Housing Authority performs all of the functions of a private owner, including selecting tenants, collecting rents, maintaining properties and a myriad of related activities.

The local Housing Authority administers most programs providing low rent housing. The Housing Authority operates 465 units of conventional housing and 502 units under the Section 8 Existing Housing Program. In addition they operate 45 units of permanent farm labor housing.

Action 2.1.1: The County will continue to support the Housing Authority's implementation of the Conventional Public Housing Rental Program and the Section 8 Existing Program.

Responsible Agency: Kings County Housing Authority

Source of Financing: Federal funds, HUD 203

Objective: Improve and increase funding availability in Kings county. Attempt to create 100 new conventional housing units and operate 100 new various Sec. 8 housing program units.

Time Frame: Next five years

Action 2.1.2: The Housing Authority should continue its orientation program for incoming residents in new public housing developments to acquaint them with their living quarters and instill a sense of pride in their neighborhood and community.

Responsible Agency: Kings County Housing Authority

Source of Financing: Federal funds

Objective: To encourage occupants to maintain their own housing units, and thereby keep low rents.

Time Frame: Ongoing

Policy 2.2: Promote the development and construction of multifamily housing units through the Kings County Housing Authority.

An increased rate has been realized by multiple family units and mobile homes. Expressed as a proportion of the total housing stock, the importance of this component of the inventory has increased noticeably since 1980. Presumably, as housing costs rise, future housing needs will increasingly be translated into a greater demand for these less costly housing types.

Action 2.2.1: Utilize federally funded technical assistance in housing programs.

Responsible Agency: Kings County Housing Authority

Source of Financing: Federal funds

Objective: To develop 100 units of multifamily housing for very low, low and moderate income families.

Time Frame: Up to 1997

Policy 2.3: Encourage and support housing to accommodate special needs.

Individuals and households with "special needs" are those whose housing requirements go beyond a safe and sanitary dwelling at an affordable price. Included in this category are senior citizens and handicapped persons, who have particular physical needs as well as sociological needs unique to their group; large families, who need four, five or more bedrooms in a dwelling; farmworkers, who move from one location to another for all or part of the year; and families with female heads of households.

Action 2.3.1: Encourage developers and nonprofits to utilize federal and private funds for the construction of rental housing for very low, low and moderate income families, elderly persons and handicapped and work with and assist developers by expediting processing and approvals of such projects.

Responsible Agency: Kings County Housing Authority,
Private developers

Source of Financing: Federal funds (HUD 202), FMHA 515 loans

Objective: To develop up to 50 units for elderly persons and handicapped which are near transportation lines, provide security and which provide access to medical services.

Action 2.3.2: Utilize federal and private funds for modifications necessary to make units accessible and suitable for the physically disabled.

Responsible Agency: Kings County Housing Authority

Source of Financing: Federal funds (HUD 202)

Objective: To comply with 504 Regulations which states that any new housing units built must be accessible to the physically disabled.

Time Frame: Ongoing

Action 2.3.3: Encourage the Housing Authority and nonprofit to make applications for rental which provide a combination of grants and loans to finance the construction of

Migrant Farm Worker Rental Housing and including the HCD Farm Worker Housing Program for renters and owners.

Responsible Agency: Kings County Housing Authority, nonprofits

Source of Financing: FMHA 514/516 funds

Objective: Provide at least 40 additional rentals for migrant and seasonal farmworkers.

Time Frame: Up to 1997.

Action 2.3.4: Undertake a program data analysis to define the need for farmworker housing.

Responsible Agency: Kings County Planning Agency.

Source of Financing: County funds

Objective: Have discussions with EDD, Self-Help, County Planning Departments and agricultural workers group to determine an amount, location and type of housing need in all parts of the County.

Time Frame: Ongoing

Policy 2.4: Encourage the use of manufactured housing.

Action 2.4.1: Provide adequate public information so that factory built housing units, such as modular homes and mobile homes will not be discriminated against by the occupants of conventional housing.

Responsible Agency: Kings County Building Department

Source of Financing: County funds

Objective: Mobile homes are permissible and it is noted in our zoning ordinance. Ensure that the public and developers are aware.

Time Frame: Ongoing

Policy 2.5: Encourage the development of affordable housing to median to moderate income first time homebuyers.

Responsible Agency: Kings County Planning Agency

Source of Financing: County funds

Objective: County is involved in a joint Mortgage Credit Certificate Program with the cities and expects to produce over 20 new units.

Time Frame: Up to 1993 when agreement terminates.

Goal 3: Remove governmental constraints to the maintenance, improvement, and development of housing.

Policy 3.1: Encourage energy efficient houses by distributing the latest technical information upon request.

Action 3.1.1: Review and distribute information on new energy codes; determine their applicability to the county; and monitor the building industry to make better use of energy conservation techniques.

Continuous monitoring of building codes should bring about better use of energy and resource conservation techniques. Demonstration projects should be encouraged for promising techniques which are not presently permitted by the code in order to show their ability to reduce energy conservation and consumption, housing cost, and the costs of extension or replacement.

Responsible Agency: Kings County Building Department

Source of Financing: County funds

Objective: Publish and distribute to the public current information on energy efficient housing and new energy codes.

Time Frame: Ongoing

Action 3.1.2: Distribute a set of working drawings for an affordable house which is federally mortgageable and solar efficient. The plans are available at cost.

Responsible Agency: Kings County Building Department

Source of Financing: The consumer

Objective: To make low cost plans for energy efficient housing available to public for the cost of duplication.

Time Frame: Continuous

Policy 3.2: Survey neighborhoods on a periodic basis to assess the condition of public improvements, and incorporate the information for capital outlay and assistance programs.

Action 3.2.1: Continue to aggressively use the CDBG program in areas having basic housing needs.

Responsible Agency: Kings County Planning Agency

Source of Financing: State (CDBG) and County funds

Objective: To eliminate health hazards and preserve up to 15 units of existing housing stock per year, subject to the county successfully getting CDBG funding.

Time Frame: Application to be made annually.

Action 3.2.2: Prioritize rehabilitation areas for CDBG funds.

Responsible Agency: Kings County Planning Agency

Source of Financing: County and CDBG funds

Objective: The county would identify those neighborhoods with the largest stock of substandard units and identify the owners of these properties. Notification would be given to owners to upgrade their housing units with one source of funding being grants or low interest rehabilitation loans offered by the Kings County Planning Agency. Owners elected to use these monies for rehabilitation would be required to sign an agreement for a specific period of time. Those owners not complying after a specified period of time would trigger Code Compliance under Section 17299 of the Revenue and Taxation Code which would be pursued by the County and then pursued by notification to the Franchise Tax Board of the Code violations. This would deny the tax write off associated with the income property until the violations are remedied.

Time Frame: To 1997

Action 3.2.3: Arrange study sessions with the Housing Authority, Self-Help groups, county officials and residents on the issue of low income housing projects and cooperation between all groups.

Responsible Agency: County Planning Agency

Source of Financing: County funds

Objective: Eliminate duplication of effort through coordination to provide low income housing.

Time Frame: Annually, or more often if need arises.

Policy 3.3: Continue to encourage participation in available federal and state housing assistance programs to meet the needs of the community.

Action 3.3.1: Inform developers about current housing programs offered to meet the needs of the County's existing and future residents, especially those of low income.

Responsible Agency: County Planning Agency

Source of Financing: County funds

Objective: Publicize the availability to private enterprise of various federal and state housing programs to including the following:

Federal

- Section 8 New
- HUD 202 and 203
- FmHA 523/524, 514/515, 512/513

State

- CHFA Direct Loans
- CHFA Home Mortgage Purchase Program
- HCD's California Housing Advisory Service.
- HCD's Homeownership Assistance Program
- MCC Program

Time Frame: Review and update list annually.

Goal 4: To conserve and improve the condition of existing housing and neighborhoods.

Policy 4.1: Encourage programs of housing conservation and rehabilitation in deteriorating areas.

Action 4.1.1: Pursue available state and federal funding for the rehabilitation of low income housing in deteriorated rural areas.

Responsible Agency: Kings County Planning Agency

Source of Financing: County funds

Objective: To rehabilitate up to 15 units subject to available funding.

Time Frame: Ongoing

Action 4.1.2: Provide ongoing guidance and technical assistance to renters and homeowners seeking to upgrade their homes.

The county shall through surveying, identify those neighborhoods that are in need of upgrading and beautification. The County will research the programs available for beautification and preservation. Those programs appearing to be the most successful and cost effective would be recommended for Board approval and implementation.

Responsible Agency: Kings County Building Department

Source of Financing: County funds

Objective: To assist household upon request.

Time Frame: A continuous service offered by the Building Department.

Action 4.1.3: Encourage cities and the County to participate in identifying mutual housing needs and work jointly in addressing those needs.

Responsible Agency: Kings County Planning Agency, Building Division and all cities

Source of Financing: State funds (CDBG); County funds

Objective: To rehabilitate approximately 15 units throughout city fringe areas by setting up a joint rehabilitation project for housing applications subject to available funding with the cities.

Time Frame: Ongoing to 1997

Policy 4.2: Encourage programs of community infrastructure construction, repair or modernization.

Action 4.2.1: Where a need is identified utilize state and federal funds for the improvement of water and sewage facilities in rural areas. Use county resources to seek state and federal funds.

Responsible Agency: County Planning Agency

Source of Financing: Federal (Farmers Home Administration Water and Sewer Loans and Grants), State funds (CDBG), and County funds (CDBG), and County funds

Objective: Eliminate health hazards.

Time Frame: Ongoing.

Policy 4.3: The Housing Code mandates that health and safety deficiencies be corrected in accordance with construction standards that were in effect at the time the structure was built. For housing units that were built prior to the adoption of local codes inspectors use their own discretion in applying housing codes. The enforcement of the Housing Code is normally handled on a passive complaint response basis.

Action 4.3.1: Continue Block Grant program which combines free compliance inspection with loans to families, willing to rehabilitate their homes.

Responsible Agency: Kings County Planning Agency

Source of Financing: Community Development Block Grants

Objective: Eliminate health and safety hazards in up to 15 units per year subject to available funding.

Time Frame: By 1997

Goal 5: Ensure the implementation of the housing element and monitor its progress toward the attainment of housing goals.

Policy 5.1: The County shall evaluate on an annual basis, the status on implementation of all Housing Element programs.

Action 5.1.1: The County shall designate staff to prepare a Housing Monitoring Plan of the activity of all County Housing Element programs and report to the Board annually as to the status of program implementation.

Responsible Agency: Kings County Planning Agency

Source of Financing: County funds

Objective: To report annually to the Board and the public in order to identify effectiveness of goals and policies.

Time Frame: Annual up to 1997

Action 5.1.2: Incorporate input derived from formal discussions with Community Service Districts regarding the needs for low income housing. As a result of these meetings zoning policies, and day to day planning should identify issues such as urban growth, zoning densities and regulations! Upon identifying low income needs for these communities, issues such as zoning densities can be better revised in order to reflect a need for various housing types. Through amendments and changes, these areas will be in a better position to meet their fair share housing. In addition any changes in land use should be consistent with the general plan and should be monitored to assess their impacts on neighborhoods.

Responsible Agency: Kings County Planning Agency

Source of Financing: County funds

Objective: So the County can meet its fair share housing allocation more equitably.

Time Frame: Continuous

Goal 6: To promote equal housing opportunities for everyone.

Policy 6.1: Support actions that expand housing opportunities for all lower income residents.

Action 6.1.1: Maintain a directory of housing accessible to handicapped persons, and provide a referral service.

Responsible Agency: Local Housing Authority

Source of Financing: Federal (HUD) and state funds (HCD Housing Assistance Program for the Disabled).

Objective: Keep a current index of local landlords with handicapped units available. Continued support for a referral service will be provided whereby elderly and disabled persons can be matched with other households to share the costs of a single family housing unit.

Time Frame: Index to be updated annually.

Action 6.1.2: Use density bonuses to reduce per-unit land costs in developments for low and moderate-income families.

Discussion: Density bonuses, when combined with other incentives, can encourage developers to provide low and moderate-income housing.

Responsible Agency: Kings County Planning Agency

Source of Financing: County funds.

Objective: In review process, offer density bonuses to developers submitting tract maps.

Time Frame: Service offered continuously by Planning Department.

Action 6.1.3: Support programs which direct grants to local sponsors for providing housing counseling to low and moderate-income households.

Responsible Agency: Kings County Community Action Organization; Kings County Planning Agency

Source of Financing: State (CDBG) and federal (Section 8 New; Section 8 Existing; Conventional Public Housing; FmHA 515 Rural Rental Housing Program) funds.

Objective:

Time Frame: Service provided continuously upon request.

Action 6.1.4: The County will designate and publicize an agency to provide information on fair housing laws, and refer complaints of housing discrimination to the appropriate state or federal agencies.

Responsible Agency: Kings County Planning Agency

Source of Financing: County funds.

Objective: The County shall continue to support Human Rights/Fair Housing Commission.

Time Frame: Ongoing

CITY OF AVENAL

Goal 1: To assure adequate provisions of sites for housing, the City of Avenal shall:

Policy 1.1: Promote new residential development with emphasis on infill development before adding new areas.

Action 1.1.1: Continue to offer incentives such as low-minimum lot size to developers and density bonuses, in order to make the most efficient use of existing public improvements.

Responsible Agency: Community Development Department

Source of Financing: City funds

Objective: Encourage efficient use of existing infill.

Time Frame: Ongoing.

Action 1.1.2: Conduct an audit to identify infrastructure and service limitations which inhibit housing development and then identify programs and resources to address those needs.

Responsible Agency: Community Development Department/
Building and Public Works
Department

Source of Financing: City funds

Objective: Remove limitations which would inhibit housing development.

Time Frame: 1994

Policy 1.2: Continue supporting the use of infill land as sites for mobile homes and housing units with permanent foundations in designated residential areas.

Responsible Agency: Community Development Department

Source of Financing: City funds

Objective: 3-5 units per year.

Time Frame: Ongoing.

Goal 2: Provisions for very low-, low-, and moderate-income housing:

Assistance to Homeowners:

Policy 2.1: Promote the development of new housing units for low and moderate income levels.

Action 2.1.1: Encourage incentives such as density bonuses to reduce land costs in developments for low and moderate income levels.

Responsible Agency: Community Development Department.

Source of Financing: City funds, as available.

Objective: Promote the development of up to 25% more units of affordable housing than are actually applied for based on each tract map.

Time Frame: 1993 and ongoing.

Action 2.1.2: Encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers.

Responsible Agency: Community Development Department and Private Developers.

Source of Financing: Farmers Home Administration.

Objective: Depending on available federal funding, development of 10-15 FmHA 502 homes per year.

Time Frame: 1993 and ongoing.

Action 2.1.3: Support Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs.

Responsible Agency: Community Development Department and Kings County Housing Authority.

Source of Financing: Federal Department of Housing and Urban Development.

Objective: Encourage and expansion of rental programs and Section 8 program for additional affordable housing.

Time Frame: 1993 and ongoing.

Action 2.1.4: Work with and assist those developers who are willing to provide low and moderate income housing. The City will take all necessary action to expedite processing and approval of such projects.

Responsible Agency: Community Development Department and developers.

Source of Financing: City funds.

Objective: Reduce cost and time of application process to developers providing low and moderate income housing.

Time Frame: 1993 and ongoing.

Policy 2.2: Encourage participation in Federal and State housing assistance programs.

Action 2.2.1: Coordinate with agencies which address housing, such as Self-Help Enterprises, Kings County Community Action Organization, Kings County Regional Planning Agency, and the County Housing Authority, in order to be informed on housing assistance programs available and appropriate in Avenal.

Responsible Agency: City Manager and Community Development Department.

Source of Financing: City funds.

Objective: To be aware of housing funds available so that those which are relevant to the City's needs can be pursued.

Time Frame: 1993 and ongoing.

Policy 2.3: Promote housing sites and facilities for the elderly and handicapped which provide security, are near transportation lines, and which provide easy access to medical services.

Discussion: Centralized Senior Citizen's living arrangements are most frequently found in the urban areas of the County. In rural areas elderly homeowners need low-cost loans to make housing repairs, and must depend on a few social agencies for home visitation services. An adequate housing program for the elderly should offer medical services, optional meal service, and social and recreational programs, property maintenance, and transportation services.

Action 2.3.1: Assist in planning and location of specialized facilities in order to meet the special housing needs of local elderly and handicapped residents.

Responsible Agency: Community Development Department/ developers/ senior advocacy groups.

Source of Financing: City funds.

Objective: Assist in the development of 5-10 units per year.

Time Frame: January, 1993 and ongoing.

Action 2.3.2: Promote FmHA programs to provide assisted housing accessible to the elderly and handicapped.

Responsible Agency: Community Development Department and developers.

Source of Financing: Farmers Home Administration.

Objective: Encourage the private sector to construct up to 5 units of affordable housing for the elderly and handicapped per year.

Time Frame: 1993 and ongoing.

Policy 2.4: Encourage efforts to provide decent affordable housing for farmworkers employed seasonally around Avenal.

Action 2.4.1: Work with the County housing Authority to seek funding for adequate farmworker housing.

Responsible Agency: Community Development Department.

Source of Financing: Federal and State funds.

Objective: Encourage the Housing Authority to build approximately 40 units, depending on the availability of funding.

Time Frame: 40 units constructed by 1997.

Policy 2.5: Investigate innovative ways of providing decent and affordable housing for special needs groups.

Action 2.5.1: Pursue available California Department of Housing and Community Development (HCD) and Farmers Home Administration (FmHA) funds, together with private developers in

utilizing these funds to build new single-family and rental housing for special needs groups, i.e., handicapped, farm-workers, female-headed households, large families, etc.

Responsible Agency: Community Development Department, private developers and lenders.

Source of Financing: Federal, State, and private funds.

Objective: Promote use of Federal and State housing funds to increase supply of affordable housing.

Time Frame: Ongoing.

Action 2.5.2: Encourage the Housing Authority to utilize federally-funded technical assistant to develop affordable housing (single and multi-family) units to meet needs of special needs groups.

Responsible Agency: County Housing Authority.

Source of Financing: Federal and State funds.

Objective: Increase supply of affordable housing available to meet needs of special needs groups.

Time Frame: 1993, and ongoing.

Goal 3: Removal of constraints:

Policy 3.1: Promote and facilitate the development of affordable housing units to all socioeconomic groups.

Action 3.1.1: Encourage Planned Unit Development (PUD) to add flexibility to land utilization and increase the potential for a variety of housing types.

Responsible Agency: Community Development Department.

Source of Financing: City funds/application fees.

Objective: Encourage innovative design to reduce housing costs.

Time Frame: Ongoing.

Action 3.1.2: Continue to use "density bonuses: to reduce per-unit land cost when the developments are low and moderate income units.

Responsible Agency: Community Development Department.

Source of Financing: City funds

Objective: Provide more units of affordable housing.

Time Frame: Ongoing.

Policy 3.2: Carry out planning activities to enable Avenal to guide City development.

Action 3.2.1: Make application to HCD and other appropriate agencies to fund housing rehabilitation activities and continue to promote the provisions of affordable accessible housing, adequate sites for housing and encourage rehabilitation of existing housing stock.

Responsible Agency: Community Development Department.

Source of Financing: State (CDBG) and City funds.

Objective: To rehabilitate up to 20 units per year.

Time Frame: Ongoing.

Action 3.2.2: Continue waiving building permits fees for homes that are in the housing rehabilitation program (CDBG).

Responsible Agency: Community Development Department and Building Department.

Source of Financing: City funds.

Objective: Incentive to rehabilitate up to 20 structures per year.

Time Frame: Ongoing since 1985.

Action 3.2.3: Encourage citizen participation in the City's housing related activities in order to inform and educate all groups interested in local housing problems.

Responsible Agency: Community Development Department.

Source of Financing: City funds.

Objective: Hold public hearings before making decisions on housing issues; publish and distribute notices and staff reports beforehand.

Time Frame: Ongoing.

Action 3.2.4: Participate on committees and advisory groups which address the housing problems of Kings County and its cities, to assure that Avenal's housing needs are heard by County-level decision makers.

Responsible Agency: Community Development Department.

Source of Financing: City funds.

Objective: To attend at least six County-level meetings per year.

Time Frame: Ongoing.

Goal 4: Housing Rehabilitation and Conservation:

Policy 4.1: Encourage expansion of and participate in available Federal, State and local housing assistance programs.

Action 4.1.1: Continue to participate in housing assistance programs such as the State CDBG program and Federal (FmHA program) funds and pursue any other available programs and funds for housing assistance for rehabilitation and conservation.

Responsible Agency: Community Development Department.

Source of Financing: City funds to pursue programs.

Objective: Rehabilitate and/or upgrade existing housing stock at the rate of 15-20 units per year.

Time Frame: Ongoing.

Action 4.1.2: Continue to provide consultation and referral services to such organizations as Kings County Community Action, Self-Help Enterprises, Inc., and the County Housing Authorities in directing some of their efforts to targeted areas of need in Avenal.

Responsible Agency: Community Development Department.

Source of Financing: City funds.

Objective: To conserve affordable housing by obtaining assistance in upgrading 15-20 units of community housing per year.

Time Frame: Ongoing.

Action 4.1.3: City of Avenal will continue to enforce the Substandard Housing Code which provides minimum health and safety standards for the maintenance of the existing housing supply.

Responsible Agency: Building Department and Community Development Department.

Source of Financing: City funds.

Objective: To identify substandard structures that do not meet health and safety standards and further to inform property owners of programs available for rehabilitation of those structures to help conserve existing housing stock.

Time Frame: Ongoing.

Goal 5: Ensure the implementation of the housing element and monitor its progress toward the attainment of housing goals.

Policy 5.1: The city shall evaluate on an annual basis, the status on implementation of all housing element programs.

Action 5.1.1: The City shall designate staff to prepare a Housing Monitoring Plan of the activity of all city Housing Element programs and report to the City Council annually as to the status of program implementation.

Responsible Agency: City of Avenal Planning.

Source of Financing: City funds.

Objective: To report annual to the City Council and the public in order to identify effectiveness of goals and policies.

Time Frame: Annual up to 1997.

Goal 6: Promotion of equal housing opportunities:

Policy 6.1: Encourage accessibility to housing of all segments of the population.

Action 6.1.1: Identify the housing needs of all socioeconomic groups in Avenal.

Responsible Agency: Community Development Department.

Source of Financing: City funds.

Objective: To assure that the City's housing policies and decisions do not overlook any segment of the local population.

Time Frame: Ongoing.

Action 6.1.2: Coordinate with existing programs and encourage new programs in order to meet these needs.

Responsible Agency: Community Development Department.

Source of Financing: City funds.

Objective: To assure that the City's housing policies and decisions do not overlook any segment of the population.

Time Frame: Ongoing.

Policy 6.2: Promote equal access of all population groups to housing resources.

Action 6.2.1: Designate and publicize an agency to provide information on fair housing laws, and refer complaints of housing discrimination to the appropriate State or Federal agencies.

Responsible Agency: Community Development Department.

Source of Financing: City funds.

Objective: To assure complaints of housing discrimination or related matters are addressed by the appropriate agencies.

Time Frame: Ongoing.

CITY OF CORCORAN

The following sections review the individual actions and programs necessary to achieve the plan goals. Each goal contains a brief overview; an identification of existing and potential action and programs to meet stated goals; a five-year action plan; and identification of responsible agencies and funding sources.

Goal 1: Provision of adequate sites for housing development.

Policy 1.1: Corcoran will promote the use of island of vacant land to infill existing developed areas of the community.

Action 1.1.1: Offer incentives to developers such as density bonuses and zero lot lines.

Responsible Agency: City of Corcoran.

Source of Financing: General funds.

Objective: To encourage efficient land use.

General Plan and Zoning Ordinance has been changed to allow for incentives such as density bonuses and zero lot lines. A survey of the city's existing vacant lots has been completed and will be made available to interested developers.

Time Frame: Ongoing.

Action 1.1.2: Encourage the development of a coordinated long range plan with the county for annexation of urban fringe areas.

Aggressively support a joint policy for city and county adoption of uniform improvements standards.

Responsible Agency: City of Corcoran and County of Kings.

Source of Financing: General funds.

Objective: To adopt improvement standards consistent in both fringe and incorporated territories.

Both the city and county standards were updated in 1988 and are in line with commonly required items.

Time Frame: 1995

Policy 1.2: Provide consultation to developers to aid in expanding housing opportunities.

Action 1.2.1: Identify state and federal programs that can provide funds to build new housing for low and moderate income households.

Responsible Agency: City of Corcoran.

Source of Financing: Tax Increment.

Objective: Promote use of federal and state housing funds by private enterprise.

The City sponsored a seminar on "Owning Your Own Home" which was videotaped for continued availability. The seminar included lenders from numerous institutions outlining housing programs. Citizens and developers attended the seminar and had the opportunity to become familiar with various other programs.

Time Frame: Ongoing.

Solicit the participation of private developers in affordable housing programs.

Action 1.2.2: Promote the use of federal and state housing funds as they become available by publishing and distributing a list of housing related grant funding sources.

Responsible Agency: City of Corcoran.

Source of Financing: Tax Increment and Community Development Block Grant.

Objective: Maintain a current file of interested private local housing development firms and state and federal housing related grant funding programs.

The City kept abreast of various state and federal housing programs and has passed this information onto developers.

Time Frame: Ongoing.

Policy 1.3: Encourage use of planned unit developments.

Action 1.3.1: Encourage use of planned unit developments (PUDs) to add flexibility to land utilization and increase potential for a variety of housing types.

Responsible Agency: City of Corcoran.

Source of Financing: General fund.

Objective: Lower consumer housing costs by offering the PUD alternative to developers.

Time Frame: Ongoing.

Goal 2: Provision for very low-, low-, and moderate-income housing.

Policy 2.1: Encourage expansion of participation in available federal, state, and local housing assistance.

Action 2.1.1: Continue to aggressively pursue available funding for housing assistance.

Responsible Agency: City of Corcoran.

Source of Financing: Community Development Block Grant.

Objective: Upgrade up to 15 units housing stock in the community per year.

Time Frame: Ongoing.

Action 2.1.2: Provide consultation and referral services to such organizations as Kings Community Action Organization; Self-Help Enterprises, Inc., and the Housing Authority in directing some of their efforts to identified areas of need in Corcoran

Responsible Agency: City of Corcoran.

Source of Financing: City funds.

Objective: Conserve affordable housing by gaining assistance in minor upgrading of up to five units community housing per year.

Time Frame: Ongoing.

Policy 2.2: Promote the development and construction of new housing units for low- and moderate-income families.

Action 2.2.1: Use incentives such as density bonuses to reduce per unit land costs in developments for low- and moderate-income families.

Responsible Agency: City of Corcoran.

Source of Financing: General Fund and Community Development Block Grant

Objective: To promote the development of affordable housing.

Time Frame: Ongoing.

Promote the small scale development of units for assisted households in dispersed areas of the city.

Action 2.2.2: Encourage developers and private agencies seeking sites for low income housing projects to locate such units in dispersed locations throughout the city..

Responsible Agency: City of Corcoran.

Source of Financing: Tax Increment and Community Development Block Grant

Objective: To increase public acceptance of low income housing projects.

Time Frame: Ongoing.

Policy 2.3: Encourage accessibility to housing to the targeted income population.

Action 2.3.1: Continue to provide housing programs for the targeted income families.

Responsible Agency: City of Corcoran.

Source of Financing: Tax Increment and Community Development Block Grant

Objective: To assure that the city's housing policies and decisions encompass the targeted income population needs.

Although the vast majority of the city's housing programs have been geared towards the low income such as 149 CDBG units and 100 units for the elderly, the city has also designed the Housing Assistance Program for first-time moderate-income home buyers. The Mortgage Credit Certificate program sponsored by the county is designed to assist first time home buyers. The city has authorized the county to include Corcoran in its program and it is expected that close to 15 new homes will be created over the next year.

Time Frame: Ongoing.

Investigate innovative ideas or ways of providing affordable housing.

Action 2.3.2: Encourage the Housing Authority to utilize federally funded technical assistance to develop single and multi-family dwelling units for low and moderate-income families.

The City will continue the Housing Assistance Program for moderate-income first-time home buyers.

Responsible Agency: City of Corcoran and Housing Authority.

Source of Financing: Tax Increment, State and Federal Funding Sources.

Objective: To increase the supply of affordable housing.

The Housing Authority provided a 190 unit multi-family complex in Corcoran in which 20% are set aside for low income families. In addition, the city approved and committed \$300,000 to implement a housing assistance program. The program works in conjunction with private credit to assure households do not pay more than 28% of their income for total housing cost.

Time Frame: Ongoing.

Policy 2.4: The City of Corcoran will encourage nonprofit sponsor to make application for HUD Section 202 allocations for construction of rental housing for senior and handicapped accessible and will take all actions necessary to expedite processing and approval of such projects.

Responsible Agency: Nonprofit Sponsor.

Source of Financing: Federal Department of Housing and Urban Development.

Objective: Encourage at least one new elderly project in conjunction with private developer or nonprofit sponsor.

Time Frame: Ongoing.

Policy 2.5: The City of Corcoran will implement the density bonus requirements in state law. Government Code Sections 65913.4, 65915 and 65917, relating to density bonus requirements, were amended in 1989 by Chapter 842. These amendments were effective from January 1, to March 26, 1990. Chapter 31 of the Statutes of 1990 repealed

Section 65913.4, and amended Section 65915; this action was effective March 26, 1990. Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25 percent, and an additional incentive, or financial equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

- A. 20% of the units for lower-income households; or
- B. 10% of the units for very low-income households; or
- C. 50% of the units for senior citizens.

Responsible Agency: City of Corcoran.

Source of Financing: General Fund.

Objective: Continue to purchase any available lots citywide and make them available to low income residents.

Time Frame: Ongoing.

Goal 3: Removal of constraints.

Policy 3.1: The City of Corcoran will continue its land banking program to address the problem of land costs.

Responsible Agency: City of Corcoran.

Source of Financing: Community Development Block Grant, 20% Set Aside Tax Increment, and other funding sources from state and federal government.

Objective: Continue to purchase any available lots citywide and make them available to low income residents.

Time Frame: Ongoing.

Goal 4: Housing rehabilitation and conservation

Policy 4.1: Investigate innovative ways to finance rehabilitation:

- A. Use CDBG funds for leveraged loan guarantees and/or reduced interest loans, low interest loans or deferred payment loans, and partial or total grant for rehabilitation within the city.
- B. Use CDBG money and other available sources for rehabilitation.

Action 4.1.1: The present rehabilitation program offers a three tier interest rate structure plus totally deferred loans based upon household income. The city has pledged Redevelopment Agency funds plus program income from previous CDBG programs to provide local leverage to enable successful attainment of grants.

Responsible Agency: City of Corcoran.

Source of Financing: Community Development Block Grant and Tax Increment.

Objective: Increase the funding pool available for housing rehabilitation.

Time Frame: Ongoing.

Encourage the coordination of housing rehabilitation programs between the city and county.

Action 4.1.2: Promote the coordination of housing rehabilitation programs between the city and the county for the unincorporated urban fringe to make annexation of the fringe attractive to both.

Responsible Agency: City of Corcoran and County of Kings.

Source of Financing: Community Development Block Grant.

Objective: To maintain existing housing stock to improve the delivery of public services.

Since 1984, the city has rehabilitated 149 units through their CDBG revolving loan program. In addition, the city has been working with the county for a joint application for future CDBG funding. This program would be administered by the city to serve the unincorporated Corcoran urban fringe area along with the presently active city-wide program.

Time Frame: Ongoing.

Policy 4.2: Where possible, take action to promote the removal and replacement of those substandard units which cannot be rehabilitated.

Action 4.2.1: Require a removal or correction of structures which are a threat to health and safety.

Responsible Agency: City of Corcoran.

Source of Financing: General Fund and Community Development Block Grant.

Objective: Remove or rehabilitate up to 15 units per year.

In addition to the 149 units that have been rehabilitated since 1984, the city has also done reconstruction of dilapidated structures with CDBG funds. The overall program is designed to clean up blighted areas and for providing safe sound affordable housing for low income residents.

Time Frame: Ongoing.

Goal 5: Ensure the implementation of the housing element and monitor its progress toward the attainment of housing goals.

Policy 5.1: The City shall evaluate on an annual basis, the status on implementation of all Housing Element Programs.

Action 5.1.1: The City shall designate staff to prepare a Housing Monitoring Plan of the activity of all City Housing Element Programs and report to the City Council annually as to the status of program implementation.

Responsible Agency: City of Corcoran Planning

Source of Financing: City funds

Objective: To report annually to the City Council and the public in order to identify effectiveness of goals and policies.

Time Frame: Annual up to 1997

Goal 6: Promotion of Equal Housing Opportunities

Discussion:

Although essential to meeting housing needs, the provision of a sufficient number of dwelling units will not in itself ensure that the entire population will be adequately housed. A large segment of the population is living on very low incomes. As housing costs have risen in recent years, many of these households have been forced to apply an

excessive amount of their budget to housing costs. In order to remain in the house of their choice, some residents, such as the elderly, pay such a large portion of their income on housing that they are unable to purchase other basic living necessities. In the case of the large family, lack of sufficient income usually restricts housing choice to the least expensive dwelling which is usually inadequate for their needs and frequently deficient in quality and size.

Policy 6.1: Promote equal access of all population groups to housing resources.

Action 6.1.1: Provide information on fair housing laws and refer complaints of housing discrimination to the appropriate state or federal agencies.

Responsible Agency: City of Corcoran and Federal Agencies

Source of Funding: Community Development Block Grant and State Federal Funding Sources

Objective: To assure that valid housing related grievances are redressed.

The city has developed a program to handle discrimination complaints in an effort to promote fair housing practices. City has an active outreach program for all city implemented housing programs.

Time Frame: Ongoing

CITY OF HANFORD

Goal 1: Ensure adequate provision of sites for housing.

Policy 1.1: Provide for decentralization of low and moderate income housing units.

Action 1.1.1: Designate additional vacant land for multi-family use to provide sites located throughout the city for low and moderate cost housing as part of the comprehensive General Plan Update.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: To provide approximately 100 acres of medium and high density residential acreage.

Time Frame: Ongoing

Action 1.1.2: Implement design controls and aesthetic improvements to assure that the possible concentration of low and moderate income housing does not have a negative effect on the surrounding environment.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Review and update zoning ordinance, evaluate development standard in order to minimize negative neighborhood impact.

Time Frame: Ongoing

Policy 1.2: Support the use of vacant land as sites for manufactured housing.

Action 1.2.1: Continue to permit mobile homes, subject to architectural standards to be permanently placed on single family and multi-family residential lots.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Approximately 20 units.

Time Frame: Ongoing

Action 1.2.2: Encourage the use of the Planned Unit Development process to provide mobile home subdivisions.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Continue using PUD process to allow flexibility in providing affordable housing.

Time Frame: Ongoing

Action 1.2.3: Provide public information in order that factory built housing units such as modular homes and mobile homes become more accepted in conventional housing neighborhoods.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Provide greatest possible number of alternative housing types in the community.

Time Frame: Ongoing

Policy 1.3: Support actions that expand housing opportunities for the elderly, handicapped, minority and lower income residents.

Action 1.3.1: Promote housing sites for the elderly and handicapped which are near transportation lines and provide security and access to medical services.

Responsible Agency: Community Development Department

Source of Funding: HUD 202 funds

Objective: To provide up to 10 housing sites for special needs groups.

Time Frame: Up to 1997

Action 1.3.2: Pursue craftsman and rehabilitation programs to assist poor and elderly residents where housing is structurally sound but suffers from superficial deterioration.

Responsible Agency: Community Development Department

Source of Funding: State of California

Objective: Approximately 30 units per funded grant cycle.

Time Frame: As grants are received

Action 1.3.3: Maintain a directory of accessible housing for handicapped persons and provide a referral service.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Refer inquiries to Local Housing Authority's directory of landlords who have handicapped rental units available.

Time Frame: Ongoing

Policy 1.4: Promote reduced land costs.

Action 1.4.1: Review the current zoning of single-family residential lots to determine if smaller lot size would lower land costs.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Update the Zoning Ordinance. Evaluate recommendation of reduced lot size for possible inclusion in the update.

Time Frame: June 1993

Goal 2: Increase the supply of affordable and accessible housing within the City of Hanford.

Policy 2.1: Provide financial resources to supply a coordinated housing assistance program.

Action 2.1.1: Provide the management and personnel resources necessary to carryout identified housing programs and responsibilities.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Contract with other agencies and firms to ensure sufficient staff is available to complete applications and carryout needs.

Time Frame: Ongoing

Action 2.1.2: Change city environmental review procedures to reduce time periods required for environmental review of housing projects.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Reduce cost and time of application process.

Time Frame: June 1992

Action 2.1.3: Streamline the permit process by coordinating development requirements with those of other governmental agencies to avoid delays associated with requirements of different governmental entities.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Reduce cost and time of application process by becoming a one stop agency.

Time Frame: Ongoing

Policy 2.2: Continue to encourage and support participation in available Federal and State housing assistance programs.

Action 2.2.1: Keep the Section 8 housing program strong and viable expanding it as much as possible to meet the immediate housing need.

Responsible Agency: Kings County Housing Authority

Source of Funding: Federal funds

Objective: To support rehabilitation of up to 75 units of affordable rental housing per 2 year period.

Time Frame: Ongoing

Action 2.2.2: Write letters to the appropriate State and Federal Agencies in support of proposed housing projects which are consistent with the General Plan.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Assist the private development of affordable housing.

Time Frame: Ongoing

Action 2.2.3: Continue to pursue funding for sewer and water projects which are determined cost effective and able to expand housing opportunity.

Responsible Agency: Public Works Department

Source of Funding: City funds

Objective: Open additional lands to residential use and increase housing quality and property value, through the installation of additional sewer collection systems.

Action 2.2.4: Support and publicize tax assistance programs such as senior citizens property tax assistance, renter assistance and homeowners property tax exemptions.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Help to reduce the housing costs of low income homebuyers through referral to agencies specializing in tax assistance programs. Publicize the availability of such assistance.

Policy 2.3: Expand participation in available Federal, State and Local housing assistance programs.

Action 2.3.1: The planning staff will contact HUD area office every six months to review available housing programs as well as new programs for which the city may be eligible.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: To provide current information to homeowners and developers of affordable housing.

Time Frame: Ongoing

Action 2.3.2: Pursue available California Department of Housing and Community Development (HCD) and California Housing Finance Agency (CHFA) funds, together with private developers. Provide information and assist developers in utilizing these funds to build new single family and rental housing for low and moderate income households.

Responsible Agency: Community Development Department

Source of Funding: CDBG

Objective: Reduce housing costs by providing grant funds for low interest loans to home buyers for the purchase of new housing (CHFA: 4 units per year; HCD and CDBG: 30 units per funded cycle, as funds available.

Time Frame: Ongoing

Action 2.3.3: Analyze latest census data as available to determine the city's eligibility for programs intended to stimulate housing and economic development.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Reduce housing costs by applying for UDAG grant funds when eligible.

Time Frame: Ongoing

Action 2.3.4: Encourage lending institutions to engage in a joint venture to create a revolving loan fund for the rehabilitation of houses, with priority given to homeowners in low and moderate income target areas.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: To eliminate duplication of efforts in the provision of affordable housing through coordination of responsible agencies.

Time Frame: Ongoing

Goal 3: To address if appropriate, remove governmental constraints to the maintenance, improvement and development of housing.

Policy 3.1: Promote and facilitate the development of new housing units for low, moderate, and middle income families, singles, first time homebuyers and couples whose children have grown.

Action 3.1.1: Review the current zoning of single family residential lots to determine if smaller lot size would lower cost and allow a greater number of families an opportunity for housing.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: To determine if housing costs can be reduced by providing more lots per area.

Time Frame: June 1993

Action 3.1.2: Continue to encourage Planned Unit Development (PUD) to add flexibility to land utilization and increase the potential for variety of housing types.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Encourage innovative design to reduce housing costs.

Time Frame: Ongoing

Action 3.1.3: Continue to use "density bonuses" to reduce per unit land cost when the developments are for low and moderate income units.

Responsible Agency: Community Development Department

Source of Funding: No funding required

Objective: Provide more units of affordable housing.

Time Frame: Ongoing

Action 3.1.4: Continue the attempt to assure that maximum arsenic concentration standards imposed by the state are supported by irrefutable evidence of danger to the public health.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Continue to pursue documentation from the state on the hazard to public health posed by the arsenic content of Hanford's water supply.

Time Frame: Ongoing

Goal 4: Preserve and conserve existing neighborhoods.

Policy 4.1: Support the presentation and conservation of housing stock in existing neighborhoods.

Action 4.1.1: Survey neighborhoods on a periodic basis to assess condition of public improvements and incorporate the information for capital outlay and assistance programs.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Adopt and distribute the Housing and Community Development Plan and City Capital Improvements Plan. Identify neighborhoods in need of upgrading and improvement of housing and infrastructure.

Time Frame: Ongoing

Action 4.1.2: As part of the comprehensive update of the General Plan, consider the redesignation and rezoning of multi-family areas which are composed primarily of single family dwellings as single-family areas.

Objective: To retain and protect the existing more durable and affordable housing stock from demolition.

Time Frame: December 1992

Action 4.1.3: Annually, review the conversion of existing apartments and mobile parks to condominiums; evaluate loss of housing stock; and consider additional regulation of conversions if the low and moderate housing stock is being measurably impacted.

Objective: Establish Housing Monitoring procedures to preserve affordable housing.

Time Frame: Ongoing

Action 4.1.4: The City should stimulate voluntary efforts of homeowners to renew and upgrade their homes by providing guidance and technical assistance to them and by encouraging the community colleges to offer home repair clinics.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: To preserve existing housing stock at the lowest possible cost.

Time Frame: Ongoing

Policy 4.2: Support the preservation and conservation of houses and neighborhoods of historical and architectural significance.

Action 4.2.1: Conduct a general inventory of housing in the City to evaluate and identify housing of historical and architectural significance.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Preserve existing older housing.

Time Frame: December 1994

Action 4.2.2: Use the Historic Resources Ordinance or an alternative process to recognize and provide for the preservation of neighborhoods containing substantial concentrations of historically and architecturally significant homes.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: To attempt to preserve up to 5 units of older affordable housing per year.

Time Frame: Ongoing

Policy 4.3: Support the rehabilitation of substandard and deteriorating housing where feasible in accordance with the General Plan land use designations.

Action 4.3.1: Apply for Housing and Community Development Block Grant funds to be used for leveraged loan guarantees and/or low interest or deferred payment loans, and CHFA funds for the rehabilitation of existing substandard or deteriorating units.

Responsible Agency: Community Development Department

Source of Funding: CDBG funds

Objective: To maintain up to 25 units existing housing stock per year.

Time Frame: Ongoing as grants are received.

Action 4.3.2: Participate in the development of a coordinated housing rehabilitation and public improvement program with Kings County, for the unincorporated fringe areas and "islands" within the city, to make annexation of these areas more attractive to City and County residents.

Objective: To improve the delivery of public services.

Time Frame: Ongoing

Policy 4.4: Pursue a strict building code enforcement program to bring substandard structures up to the Uniform Housing Code.

Action 4.4.1: Continue the program which combines free compliance inspection with grants or loans to families willing to rehabilitate their homes.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Eliminate health and safety hazards; approximately 50 units currently being rehabilitated as part of a 2 year program.

Time Frame: Ongoing

Action 4.4.2: Require removal or correction of structures which are a threat to health and safety.

Responsible Agency: Community Development Department

Source of Funding: Owner of Property

Objective: Eliminate health and safety hazards; approximately 12 units removed or corrected by year.

Time Frame: Ongoing

Goal 5: Continue to implement the Housing Element and monitor progress towards the attainment of housing goals.

Policy 5.1: Establish a program to consistently implement the Element.

Action 5.1.1: Monitor the progress of programs of action outlined in the Housing Element on an annual basis through the office of the City Planning Department.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: To publish the Housing Monitoring Plan in order to implement the goals and policies of the Housing Element.

Time Frame: Ongoing

Action 5.1.2: Incorporate into a General Plan Update the following:

1. That neighborhoods be used as a basic planning unit.
2. That sufficient amounts of lands be available and protected for all types of residential development.
3. That all urban development occur in areas designated as urban.
4. That all elements of the General Plan be consistent.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: To assure implementation of Housing Element goals and policies.

Time Frame: December 1992

Action 5.1.3: Monitor changes in land use to assess their impact on housing demand so the City and County can adequately respond in assuring the ability to meet new housing needs.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: To incorporate Housing Element policies into day to day planning, zoning and building decisions.

Time Frame: Ongoing

Goal 6: Ensure adequate housing opportunities for all social and economic segments.

Policy 6.1: Encourage access of all segments of the population to housing.

Action 6.1.1: Identify the housing needs of all socioeconomic groups in Hanford.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: To ensure that the city's housing policies and decisions consider all segments of the local population.

Time Frame: Ongoing

Action 6.1.2: Coordinate with existing programs and encourage new programs, if necessary, to meet the identified housing needs of all socioeconomic groups in Hanford.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: To assure that the city's housing goals and decisions consider all segments of the local population.

Policy 6.2: Promote equal access of all population groups to housing resources.

Action 6.2.1: Make information and materials regarding equal housing

opportunity, tenant/landlord rights and responsibilities and submission of grievances to appropriate state agencies readily available to the community.

Responsible Agency: Community Development Department

Source of Funding: City funds

Objective: Designate a person in city government to whom parties with complaints of discrimination may go for information and referral to appropriate agencies.

Time Frame: Ongoing

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